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HOW TO FORM
LOCAL HOUSING AUTHORITIES
IN MONTANA

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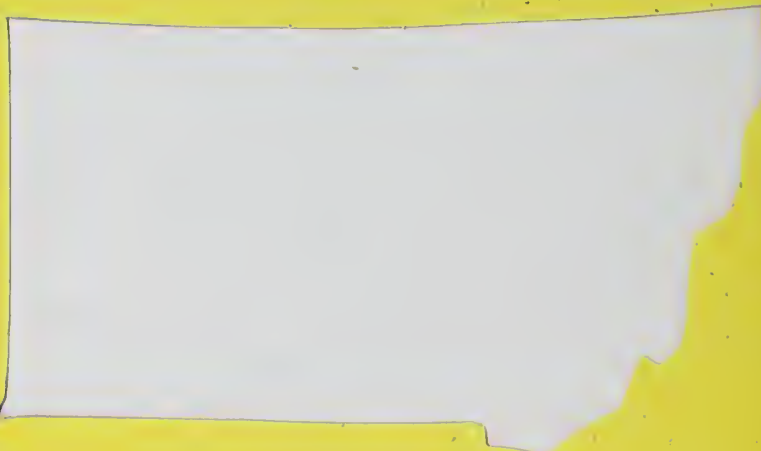
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HOW TO FORM
LOCAL HOUSING AUTHORITIES
IN MONTANA

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Prepared for the
MONTANA STATE ECONOMIC OPPORTUNITY OFFICE

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Montana, Office of Economic Opportunity

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INTRODUCTION

This booklet provides information on how local communities and their governments can work toward the goal of a decent home for every resident in Montana. The United States Department of Housing and Urban Development (HUD) administers a Public Housing Program which is designed to help local public agencies (called Local Housing Authorities, or LHAs) provide decent, safe, and sanitary housing for low-income families at rents they can afford. This booklet explains the step-by-step process by which communities can organize Local Housing Authorities to obtain Public Housing Programs to meet the needs of their area.

There are literally thousands of low-income and elderly families in Montana who simply do not earn enough to pay for proper housing and still afford other basic necessities such as food, clothing, and medical care. The cost of rent, including all payments for utilities, should not exceed 25% of a family's income. According to this economic guideline, all families with yearly income under \$3,000 should pay less than \$62.50 a month in rent and utilities. In 1970, 18,064 Montana families had yearly incomes of under \$3,000, including 3,795 families where the head of the household was 65 years of age or older. However, only 7,359 Montana families in 1970 paid under \$62.50 a month for rent and utilities. In other words, at least 10,705 lower-income families in Montana were paying more than 25% of their annual income for shelter.

And what about the quality of housing in Montana? A glance at the 1970 Census data for the characteristics of occupied housing units in Montana is revealing: 19,838 units had incomplete kitchen facilities; 14,378 units had no bathtub or shower; 12,704 units had no flush toilet; 8,395 units had no piped water; and 5,327 units were occupied by more than 1.5 persons per room. Thus, many Montana families are living in housing units that do not meet even minimal standard housing requirements.¹

¹Further 1970 Census data on the housing needs of low-income and elderly people in Montana, by county, is included in the maps of Appendix A.

WHAT IS A LOCAL HOUSING AUTHORITY?

Local Housing Authorities (LHAs) are public bodies authorized by State and Federal law to plan, develop, and operate Public Housing Programs in their communities. In Montana, their jurisdiction may cover a city, county, or an entire Indian reservation. LHAs actually own, lease and/or manage housing units which they rent or sell to low-income families. LHAs receive technical, professional, and financial assistance from HUD in order to provide adequate housing for low-income families that cannot afford standard private housing. The LHAs enter into contracts with HUD for financial assistance in the form of federal annual contributions. HUD's annual contributions cover the capital costs² of new construction, or the purchase and rehabilitation of existing housing. This permits the Housing Authorities to charge low rents to qualified tenants. In order to qualify for admittance, a family's income must be below certain prescribed limits which vary from locality to locality. The LHAs operating expenses are met for the most part out of the rents collected from tenants. In no case do tenants pay more than 25% of their annual income for rent and utilities.

The Officials of a Local Housing Authority, called Commissioners, are appointed by the locality's governing body (either the City Council, County Commissioners, or Indian Tribal Board). They generally serve in the same capacity as directors of a corporation by establishing the policies under which the organization conducts its business, seeing that the policies are being followed by the employees, and insuring that the enterprise is successful. The Commissioners have the responsibility for planning, financing, constructing and/or acquiring, owning, and managing all Public Housing Project properties. By virtue of their ownership or leasehold interest in the properties, they also perform all the functions of a private owner, including leasing units, collecting rents, maintaining the properties, and all other related duties. These functions are usually delegated to a Manager, who is hired by the Commissioners to carry out the policies they establish.

Local Housing Authorities can provide low-rent Public Housing assistance to low-income families by:

- planning and developing new housing and contracting to have it built (Public Housing Conventional Program)
- buying and upgrading existing housing in any neighborhood (Public Housing Acquisition Program)
- contracting with private firms to buy completed housing that they build or rehabilitate according to their own plans (Public Housing Turnkey Program)

²"Capital Costs" -- the costs of purchasing permanent equipment or property.

---leasing privately owned single family houses, or units in apartment buildings (Public Housing Lease Program) (Sec. 23)

Local Housing Authorities can also assist low-income families to achieve home ownership by:

---selling units that are sufficiently separable from other property owned by the Authority

---developing housing that permits tenants to build up equity³ through performance of maintenance

---purchasing units that the Authority is leasing from private owners for resale to tenants.

Local Housing Authorities allow a locality to apply for Public Housing Projects. Without a Local Housing Authority, your community is not eligible to receive HUD assistance for Public Housing.

Local Housing Authorities are not new to Montana. They were established by State law in 1935. While some communities (most notably Great Falls) have successfully developed and managed Public Housing Projects since the outset, even today most Montana localities have not taken the necessary steps required by law to form a Local Housing Authority so that they may be eligible to receive federal housing assistance. Appendix C contains a list of City, County, and Indian Housing Authorities in Montana, including the Public Housing Projects under their management. If your community is not included in this list, read on to discover how you can help create a Local Housing Authority for your area.

³"Equity" -- the money value of a property in excess of the claims (such as the mortgages) against it.

HOW TO FORM A LOCAL HOUSING AUTHORITY IN MONTANA

It is better to form a County Housing Authority than a City Housing Authority

There are three basic types of Local Housing Authorities permitted by law in Montana: City Housing Authorities, County Housing Authorities, and Indian Housing Authorities. As all seven Indian Reservations in Montana have already formed their own Housing Authorities under federal law, this booklet shall only described the procedures for establishing City and County Housing Authorities.

The jurisdiction of a City Housing Authority extends ten miles beyond the city limits. The jurisdiction of a County Housing Authority extends to the county boundaries. The procedures for establishing a City Housing Authority are similar to those of a County Housing Authority. However, there are far greater advantages to forming a County Housing Authority, and for this reason, this booklet shall address itself primarily to the county procedures, with city procedures contained within parentheses; i.e., The county procedures are...., (The city procedures are....).

HUD recommends that Local Housing Authorities be formed to make up a population of at least 20,000. Public Housing Projects that serve a large population base are favored by HUD and thereby more likely to receive federal assistance. It is suggested that a minimum of 100 to 150 units be developed to successfully finance a project. This is because it is better business to centralize management and purchasing operations.

When a County Housing Authority is formed, the planning and operating of their Public Housing Projects are coordinated and centralized for the entire county area. The need for the Project is based on documentation throughout the county. The county's population base is usually sufficient to justify an application for at least 100 to 150 housing units -- although the units could still be scattered in sites throughout the county. Towns with the greatest tendency for economic growth in the county could receive the largest number of units.

Another advantage to having a County Housing Authority is that the Authority's Commissioners can hire one manager at a high salary to operate the Public Housing Project at sites located throughout the county. This arrangement lowers the overall operating cost of each individual housing site and yet still increases the managerial efficiency. The County Housing Authority would have to receive referendum⁴

⁴"Referendum" -- A vote of the people for acceptance or rejection of a proposed public action or law.

approval from each city with over 5,000 residents before operating within that city's boundaries. As most Local Housing Authorities plan to locate their Public Housing Project within city limits so that the Project may have easy access to water and sewage facilities, a referendum vote of approval is usually necessary in at least one city within the county. However, a referendum vote would not be required to initially form the County Housing Authority and authorize it to operate in all county areas beyond city limits.

In contrast, it is possible that any number of towns in one county could each form a separate City Housing Authority and apply for HUD funds for several small, independent Public Housing Projects. In order to obtain HUD funds, each town would have to clearly establish their housing needs locally, demonstrate the economic growth of their town, and have the residents approve the formation of a City Housing Authority (and any proposed Public Housing Project) by a majority vote on at least two separate special referendums. The cost of initially setting up a City Housing Authority and obtaining a Public Housing Project can create a heavy burden upon small communities. It would also be extremely difficult for the city's projects to keep from going bankrupt because of the high operating costs of small Public Housing Projects (including the cost of a separate manager for each project). The chances of any of these towns receiving HUD funds would be slim. Even if they were to obtain funds, the chances of their being able to successfully operate their small projects independently would be very limited indeed.

Finally there are many cases in Montana where even an entire county does not have the 20,000 population base necessary to warrant a Public Housing Project. In fact, only seven counties in Montana (Lewis & Clark, Flathead, Silver Bow, Missoula, Cascade, Yellowstone and Gallatin Counties) have populations of 20,000 and over. In such cases where a county has a sparse population, Montana law permits any two or more Housing Authorities to cooperate with one another by sharing the planning and management functions of a single Housing Project covering the entire multi-Authority area. Thus two or more County Housing Authorities could receive all the benefits of operating a Project jointly, while still retaining their own independent LHA Boards of Commissioners. (See Appendix D: Montana Housing Authorities Law).

What residents can do to initiate the formation of a Local Housing Authority

The first step in forming a Local Housing Authority is to gather together people interested in improving housing conditions throughout the county (city). Civic service clubs, businessmen's groups, church groups, and low-income organizations are frequently interested in working toward this goal and can be a source of much help. County Welfare departments can also be valuable allies and sources of information. Above all, those people who would be directly affected by a Public Housing Project (such as real estate agents, construction contractors, low-income people, and the elderly) should be immediately involved. These people are needed to do the following activities:

- document the need for a Local Housing Authority
- obtain signatures for a legal petition to the County Board of Commissioners (City Council) will determine the need for an Authority
- obtain voter support for a referendum requesting the formation of an Authority.

1. Documentation of need:

The information collected to document the need for a Local Housing Authority is used at many stages in the process of obtaining a Public Housing Project (see Appendixes E and F). Because this information is so important, it should be gathered as thoroughly and as accurately as possible. The documentation should include the following:

I. Population Data	<u>1970</u>	<u>1960</u>
A. Total population in County (Locality)	_____	_____
Caucasian	_____	_____
Negro	_____	_____
American Indian	_____	_____
Spanish American	_____	_____
Oriental	_____	_____
Other _____	_____	_____
B. Elderly population: Total 65 and over in County (Locality)	_____	_____
Caucasian	_____	_____
Negro	_____	_____
American Indian	_____	_____
Spanish American	_____	_____
Oriental	_____	_____
Other _____	_____	_____
C. Low-Income Population	<u>1970</u>	
Total in County (Locality)	_____	
Caucasian	_____	
Negro	_____	
American Indian	_____	
Spanish American	_____	
Oriental	_____	
Other _____	_____	

II. Housing Characteristics 1970

- A. Total year round housing units in County (Locality) _____
1. Owner occupied _____
2. Renter occupied _____
3. Vacant _____
- a. For sale only _____
- b. For rent only _____
- B. Total lacking some or all plumbing facilities in County _____

III. Housing Market Current Estimates

- | A. Vacancy rates in private standard rental housing | <u>Total Units</u> | <u>Number Vacant</u> |
|---|--------------------|----------------------|
| 1. 0 bedrooms | _____ | _____ |
| 2. 1 bedroom | _____ | _____ |
| 3. 2 bedrooms | _____ | _____ |
| 4. 3 bedrooms | _____ | _____ |
| 5. 4 bedrooms | _____ | _____ |
| 6. 5 bedrooms | _____ | _____ |
| 7. 6 bedrooms | _____ | _____ |

IV. Housing Occupancy Potential Current Estimates

- A. Total number of lower-income families surveyed _____
- B. Total number presently paying more than 25% of their annual income for housing _____
- C. Total number presently living in substandard housing units _____
- D. Total number who are interested in living in low-rent Public Housing _____

- D. 1. Families
 - a. 1-2 children _____
 - b. 3-4 children _____
 - c. 5 and more children _____

2. Elderly _____

Information on the Population and Housing Characteristics may be obtained through U. S. Bureau of Census publications which are usually available at public libraries. Ask for the General Population Characteristics of the 1960 and 1970 Census data, the General Social and Economic Characteristics of the 1970 Census data, and the Detailed Housing Characteristics of the 1970 Census data.

In addition, two State Government Departments are planning to prepare "County Profiles" which would contain an analysis of the 1970 county census data. The "County Profiles" being planned by the Department of Planning and Economic Development would be geared principally to the County's economic factors, although it is anticipated that some analysis of housing characteristics shall also be included. The "County Profiles" being planned by the Department of Comprehensive Health Planning would contain detailed census data on the county's health, income, and housing characteristics. See Appendix G for the addresses and phone numbers of these departments.

Information of the local housing market is usually not currently available from surveys and therefore must be based on estimates which should be prepared in consultation with real estate brokers, agents, and other competent local sources. Be sure to provide in your housing documentation report the sources of your data and the methods used to arrive at the estimates.

Information on Housing Occupancy Potential would have to be obtained through a survey of local low-income families. It is extremely important to respect the privacy of the families to be surveyed. Many families are sensitive to being identified as having a low income. Other families may have difficulties with their present landlords if the landlords discovered that they were interested in moving to an apartment with a lower rent. For these and other reasons, the survey information should be kept strictly confidential.

If at all possible, the survey should be conducted in person rather than by mail. This will help insure a better return on the results, and at the same time provide an excellent opportunity to explain at length what your group is trying to accomplish. It may be possible to conduct a door-to-door survey in identified slum areas. However, most rural low-income families in Montana do not live in one specific neighborhood, and a door-to-door survey may therefore be unfeasible.

A more reasonable method would be to obtain the assistance of the local County Welfare Department and Community Action Program in order to reach low income families who live in scattered locations throughout the area. Appendix G contains a list of the addresses and telephone numbers of all County Welfare Departments and Community Action Programs in Montana. Table I, page 10, contains a sample housing survey which your group may wish to use.

TABLE I
SAMPLE HOUSING SURVEY

(name of group) is conducting this survey to find out if there is a need for low-rent, decent housing in (name of county (city)). We feel that there may be many families that are paying more than they can afford to live in housing that may be unsafe or unsanitary. The information you give will help us to obtain more low-rent housing for this area. ALL ANSWERS WILL BE KEPT STRICTLY CONFIDENTIAL.

NAME _____

DATE _____

1. Total number in household _____
2. Total number of children _____
3. Boys' ages: _____
Girls' ages: _____
4. Total number in household 62 years of age or older _____
5. How many bedrooms in your present home? _____
6. List any conditions which may make your housing inadequate or unsafe (for example, overcrowded, no inside plumbing, leaking roof, etc.):
7. Are you now renting? yes _____ no _____
If renting, what is your monthly rent, including all utilities? _____
8. Are you now buying your home? yes _____ no _____
If buying, what is your monthly housepayment, including all utilities and taxes? _____
9. Would you be interested in living in low-rent Public Housing if it were available? yes _____ no _____
10. What is your total family yearly income? _____
(If uncertain, what is total monthly or hourly income?) _____

Legal Petition to the County Board of Commissioners (City Council): Montana law states that any twenty-five residents of a county (city) may file a petition with the County (City) Clerk setting forth that there is a need for a Local Housing Authority to function in the county (city). While the law requires a minimum of twenty-five signatures, it does not set a limit to the number of signatures. Your group will stimulate a lot of community interest in solving local housing problems if they work to obtain many more signatures on the petition than is required by law. For best results a good cross section of support should be signed up, including businessmen, government officials, civic leaders, etc. This initial effort would help insure the ease with which your group reaches its long-range housing goals.

Upon filing this petition, the Clerk attests that all signatures are valid and give legal notice of the time, place, and purpose of a public hearing sponsored by the County Board of Commissioners (City Council). The time of the hearing must be at least ten days after the Clerk has given legal notice. The purpose of the public hearing is to determine whether there is a shortage of decent, safe, and sanitary dwelling accommodations in the County (City), and whether there is a need for a Local Housing Authority to function in the county (city). The notice must be given at the county's (city's) expense by publishing a public notice in a newspaper having a general circulation in the county (city) or, if there is no such newspaper, by posting such a notice in at least three public places within the county (city).

Sample forms for the Clerk Certification of Petition, Petition, Affidavit of Minutes, Resolution, Notice of Public Hearing and Certificate of Resolution follow. These forms are only suggestive samples. Changes should be made where necessary to conform with local requirements.

SAMPLE CLERK CERTIFICATION OF PETITION

I, _____, County (City) Clerk of the County (City) of _____, Montana, do hereby certify that the attached Petitions are a true and correct copy of the Petitions filed and made a record in the office of the County (City) Clerk of the County (City) of _____, Montana, on the _____ day of _____, 197__, and on the _____ day of _____, 197__, and I further certify that each and every person signing said Petitions was upon the date aforesaid a bona fide resident of the County (City) of _____, Montana, (or a bona fide resident residing within the radius of ten miles of the City of _____,) this _____ day of _____, 197__.

County (City) Clerk

(SEAL)

SAMPLE PETITION

TO THE HONORABLE BOARD OF COMMISSIONERS (CITY COUNCIL) OF THE COUNTY
(CITY) OF _____, STATE OF MONTANA:

We, the undersigned residents of the County (City of _____), hereby petition the above governing body to create a Local Housing Authority as provided by Section 35-128 (35-104) R.C.M., 1947. That said petitioners feel that there is a need for such Authority to function within the County (City and the surrounding area) to provide adequate housing for elderly people and people of low income.

1. _____
NAME ADDRESS

(Needed are at least twenty-five persons from the County (City or from the area within ten miles of the city.)

SAMPLE AFFIDAVIT

STATE OF MONTANA)

SS

COUNTY OF _____)

I, _____, duly appointed County (City) Clerk of the County (City) of _____, Montana, hereby certify that the following entries are made in the Minute Book of the _____ County Board of Commissioners (City Council), which book is on file in the office of the County (City) Clerk at _____ (give address), Montana, said entries having been made under date _____, 197__, _____ (A.M. or P.M.)

Regular meeting of the County Commissioners (City Council) was called to order by _____. Present at said meetings was Commissioner (Councilman) _____

AND County (City) Clerk _____.

A Petition containing _____ (at least twenty five) signatures requesting the Board of Commissioners (City Council) to create a Housing Authority for the County (City) of _____ was read. Commissioner (Councilman) _____ made a motion seconded by Commissioner (Councilman) _____ that the Clerk publish Notice of Public Hearing as required by law. Hearing will be held on _____ day of _____, 197__, at _____ (A.M. or P.M.). Motion carried _____.

IN WITNESS WHEREOF, I set my hand and the seal of the County (City) of _____ this _____ day of _____, 19__.

County (City) Clerk

(SEAL)

Subscribed and Sworn to before me this _____ day of _____, 197__.

Notary Public for State of Montana

SAMPLE RESOLUTION NO. _____

A RESOLUTION DIRECTING THE COUNTY (CITY) CLERK
TO PUBLISH A NOTICE OF HEARING ON THE QUESTION
OF THE CREATION OF A LOCAL HOUSING AUTHORITY,
PROVIDING FOR A HEARING ON THE SAME.

WHEREAS, the petition of _____ (at least twenty-five) residents
within the County (City) of _____ (or of the area within ten miles
of the City of _____) has heretofore been received by the _____
County Board of Commissioners (City Council) requesting creation of a
Housing Authority as provided for in Section 35-128 (35-104), R.C.M.,
1947, and,

WHEREAS, notice of a hearing on the need for such an Authority is
required by 35-128 (35-104), R.C.M.. 1947,

NOW THEREFORE, BE IT RESOLVED:

1. That the County (City) Clerk of the County (City) of _____
shall come to be published the following notice in the _____
newspaper of general circulation published in _____, Montana, on
_____; or shall post notice in the following three public
places: _____, _____, and
_____.

SAMPLE NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be
held by the _____ County Board of Commissioners
(City Council) in the Board (Council) Chambers at the
_____ at _____, Montana,
at _____ (A.M. or P.M.) on the _____ day
of _____, 197__, when and where all residents
and taxpayers of the County (City) of _____
(and surround area), and all interested persons
will be afforded an opportunity to be heard upon
the question of the need for the creation of a Local
Housing Authority in the County (City) of _____
(and surround area), all in accordance with
Title 35, Sections 35-128 (35-104), R.C.M.. 1947,

Dated this _____ day of _____, 197__.

County (City) Clerk

2. That a hearing be held at the regular meeting of the _____ County Board of Commissioners (City Council) on _____, to determine whether unsanitary or unsafe inhabited dwelling accommodations exist in the County (City and said surrounding area) and/or whether there is a lack of safe or sanitary dwelling accommodations in the County (City and said surrounding area) available for all inhabitants thereof, at which hearing an opportunity shall be provided to all residents and taxpayers of the County (City) of _____ and to all interested persons to be heard upon the question of whether a Local Housing Authority should be created.

3. That if, upon such hearing, it is determined that, in accordance with the said Section 35-128 (35-104), a Local Housing Authority should be created, the County Board of Commissioners (City Council) shall enact an Ordinance authorizing the Chairman of the Board of Commissioners (Mayor) to appoint five Commissioners to act as a Housing Authority and its creation as a Body Corporate and Politic in accordance with Title 35, Sections 35-103 through 35-146, as amended, R.C.M., 1947

PASSED AND ADOPTED this _____ day of _____, 197__.

(SEAL)

Chairman of Board of Commissioners
(Mayor)

ATTEST:

County (City) Clerk

SAMPLE CERTIFICATE

I, _____, County (City) Clerk of the County (City) of _____, Montana, hereby certify that the above attached is a true and correct copy of Resolution No. _____ duly passed by the _____ County Board of Commissioners (City Council) by a vote of _____ yeas and _____ nays and signed by the Chairman of the Board of Commissioners (Mayor) of the County (City) of _____ at the said Board's (Council's) regular meeting on the _____ day of _____, 197____. I further certify that the original copy of the said Resolution is on file in the offices of the County (City) of _____ in the _____ at _____, Montana.

IN WITNESS WHEREOF, I set my hand and the seal of the County (City) of _____, this _____ day of _____, 197____.

County (City) Clerk

(SEAL)

(Affidavit of publication or certification of the Clerk evidencing posting of notice should be attached here.)

Prepare organized testimony for public hearing:

After the public hearing, the County Commissioners (City Councilmen) must either officially declare a need for a Local Housing Authority, or must officially deny that there is a need. Specifically, Montana law states that they must determine:

"(1) Whether unsanitary or unsafe inhabited dwelling accommodations exist in the County (City and said surrounding area), and/or

(2) Whether there is a lack of safe or sanitary dwelling accommodations in the County (City and said surrounding area) available for all the inhabitants thereof.

In determining whether dwelling accommodations are unsafe or unsanitary, the Board of County Commissioners (Council) shall take into consideration the following: the physical condition and age of the buildings; the degree of overcrowding; the percentage of land coverage; the light and air available to the inhabitants of such dwelling accommodations; the size and arrangement of the rooms; the sanitary facilities; and the extent to which conditions exist in such buildings which endanger life or property by fire or other causes."

The most important activity in preparing for the public hearing--documenting the local housing needs--has already been discussed. Your testimony will be most effective if you reinforce the statistical evidence you have gathered with actual witnesses. For example, have low-income family members appear to testify on housing conditions; have elderly persons appear to testify on financial difficulties arising from high rents; have real estate agents testify on the lack of decent low-rent housing.

Visual aides can also be extremely effective in demonstrating the need for improved housing. Slides of presently occupied low-income housing often portray real housing conditions far better than volumes of statistics ever could. It may be possible to deliver a "before and after: slide series consisting of presently existing structures compared with possible Public Housing Projects. The State Economic Opportunity Office is presently preparing a slide series on what Local Housing Authorities have been able to do to help solve housing problems in Montana. For further information contact the State Economic Opportunity Office at the address and telephone number list in Appendix G.

You will also want to demonstrate community interest in the formation of a Local Housing Authority at the public hearings. This will have been demonstrated to some extent by the number of signatures your

group was able to obtain on the original petition requesting the hearing. That initial evidence could be further supported by the physical presence of many interested area residents. You may wish to provide more widespread publicity on the hearing that the law requires that the Clerk provide. This could be done through producing leaflets, posters, newspaper articles, and/or radio "talk" programs. The publicity should include information on the time, place, and purpose of the hearing, and should also provide some of the documenting evidence of need. It should be mentioned at this time, however, that you will be defeating your purpose if the crowd gives the Board (Council) the appearance of confrontation, rather than of community support. The Board (Council) having the responsibility and concern for the area residents, will accept the documentation if it is submitted in the spirit of necessary community improvement.

In order for the Board (Council) to determine that there is a need to form a Local Housing Authority, they must first feel convinced that a Local Housing Authority could help solve local housing problems. Some County Commissioners (City Councilmen) may have reservations about Public Housing Projects. For this reason it is important to have someone who is knowledgeable about Public Housing Projects present at the public hearing so that they may answer any questions that may arise. Three sources of assistance in this area are the State and Regional HUD Offices, and the State Economic Opportunity Office. The addresses and telephone numbers of these offices are listed in Appendix G.

The following list of commonly accepted myths about Public Housing Projects, and an explanation of the reality, has been produced to help prepare your group to clarify any misunderstandings that may come up:

- a. Myth: Public Housing Programs are just another form of "government handout".

Reality: HUD's annual contributions go directly to the Local Housing Authorities rather than to the low-income people themselves. The contributions are intended to help communities provide for their own people through housing projects which the communities themselves plan and develop. Every community should offer a wide range of housing to meet the needs of each resident. Some families can afford more luxurious styles of housing while other families can only afford the basic requirements of standard housing. However, no family should have to pay more than 25% of their annual income for shelter, for in doing so the family's health and welfare would be jeopardized through their inability to pay for other basic necessities. Under the Public Housing Program, every tenant's rent is adjusted annually to the amount of the family's income: as the family income rises, the rent rises, and visa versa. Of course, in no case does the rent (including utilities) rise above 25% of the family's income.

- b. Myth: Public Housing Projects create economic hardships on communities because they must be exempt from property taxes and because they tend to bring down the value of neighboring property.

Reality: Public Housing Projects increase the value of the adjacent area because they usually are constructed on unimproved land, or are acquired through the rehabilitation of existing properties. It is true that all Public Housing Projects (with one exception) are required to have a tax-exempt status. However, Housing Authorities are obligated to make "Payments in Lieu of⁵ Taxes" to the local governing body. These payments are of an amount equal to 10% of the Projects shelter rents. In many cases, these payments exceed what the taxes would have been before the property was improved by the Local Housing Authority. The "Payments in Lieu of Taxes" provision are set forth in a "Cooperation Agreement" which is a binding contract between the Local Housing Authority and the governing body of the locality in which the housing is to be located. It is a required document for all low-rent Public Housing Projects--except for Leased Housing. Under the Leased Housing Program the Local Housing Authority leases privately owned property and then rents it to qualified tenants at a low rent. In this case the property remains on the tax rolls and the private owner is responsible for making the tax payments.

- c. Myth: Public Housing Programs do not encourage families to take responsibility for maintaining their own residences.

Reality: No more so than for families renting standard private housing. Of course many families, although willing, simply cannot afford to purchase housing at the private market price. However, there are some Public Housing Programs which are specifically designed to put the responsibility of homeownership within easy reach of people who never could have otherwise realized that dream. For example, under the Turnkey III (Homeownership) Program, the Local Housing Authority acquires or constructs housing units which are designed to be sold instead of rented to low-income families. The families make monthly payments to the Housing Authority amounting to 20% of their income and assume fully the responsibility for home maintenance and repairs. The Local Housing Authority sets aside a certain per cent of the monthly payments in a Home Ownership Reserve Fund which is eventually used to make the family eligible for a loan to finance the remainder of the housing cost. HUD's annual contributions are used to help pay off the capital debt of the home in order to reduce the sales price and bring it within the low-income family's ability to pay. Existing Public Housing and leased units can also be sold by the Local Housing Authority to tenants on terms that enable them to make a purchase without hardship. HUD also encourages Local

Housing Authorities to obtain tenant input into the rules and regulations of public Housing Projects. Tenants with some control over policies governing their living conditions tend to take more personal interest in the upkeep of their living quarters.

- d. Myth: Public Housing Programs create a threat to the existing businesses of local real estate dealers, private developers, and landlords.

Reality: Public Housing Programs often benefit the businesses mentioned above. For example, real estate firms are often interested in the Turnkey II (Management) Program whereby the Housing Authority may contract with local real estate firms for private management services. Private developers benefit from the support which Public Housing Programs give to the entire construction industry. They are especially attracted to the Turnkey and Lease Programs which give them the freedom to develop new units or rehabilitate existing units according to their own plans. In addition, the overall economy of the community benefits when the contractor purchases all of his materials locally and uses local labor for construction purposes. Private landlords are attracted to the Lease Program which assures them regular income for a period of the lease with the Local Housing Authority. They are protected from economic loss because federal subsidies make up the difference between what the owner receives and what the low-income tenants pay. Owners of deteriorating property find that these guaranteed rents also make it easier to get financial assistance when they need to make improvements.

- e. Myth: Public Housing Projects create a ghetto environment: the housing units are of poor construction and design, and low-income people are encouraged to live in one separately identified area of the community.

Reality: There have been many recent changes in the types of Public Housing available. Once Projects looked much alike. Now it is often difficult to distinguish public housing from private housing. Projects may be of modern design (such as garden apartments), or may be several blocks of stately houses, or may be scattered homes in neighborhoods where most homes are privately owned. It is entirely up to Local Housing Authorities to develop housing plans that best suit their own communities.

Construction standards for Public Housing Projects are, of necessity, very high. In many cases a forty year bond is sold on a Public Housing unit. The Local Housing Authority must be responsible for managing the project during this forty year period. They simply cannot afford to cut corners on construction costs, taking the chance that the housing unit would fall apart within the forty year period.

The current emphasis in HUD is on small scattered site projects that cannot be distinguished from private housing. The distribution

of low-rent dwellings in a number of locations, rather than concentrating them in a single neighborhood, eliminates any stigma of a "housing project environment". The Acquisition, Turnkey, and Lease Programs all provide for the use of existing housing units which were originally constructed for private ownership. Rehabilitation may be necessary to bring the dwelling up to Public Housing standards.⁶ In any case, the Local Housing Authority rents the housing units to eligible public housing tenants at low-rent subsidized by HUD.

Local Housing Authorities can also provide newly constructed low-rent public housing with original designs. For example, new units are frequently necessary to provide units with the special features needed to house the elderly and handicapped. Under the conventional program the Local Housing Authority acts as its own developer by employing its own architects and taking competitive bids on the construction contract. It is up to the Local Housing Authority to select an architectural design that would most appropriately meet the community's housing needs. Under the Turnkey Program for new construction the Local Housing Authority contracts with a private developer to purchase a project after the developer has designed the accommodations, selected a site, obtained his own financing, and constructed the building. In this case the builder deals with the Local Housing Authority as he would a private customer: he has the freedom to develop the housing according to his own plan subject to the approval of the "Customer", who in this instance is HUD and the Local Housing Authority. The participation of many private developers under the Turnkey Program makes it possible for Local Housing Authorities to obtain a great variety of project designs.

The above explanations clearly demonstrate the broad range of Public Housing Programs available to Local Housing Authorities. The Programs are designed to give great flexibility to Local Housing Authorities so that they may plan Housing Projects that most effectively fulfill their communities' individual needs.

The table on the following page summarizes the alternative approaches of each Public Housing Program:

6

Under the Acquisition Program the Local Housing Authority is responsible for rehabilitation; under the Turnkey Program a private developer rehabilitates the structure according to his own plans (which have been approved by HUD and the Local Housing Authority); under the Lease Program the private owner is responsible for making the necessary repairs (before leasing the structure to the Local Housing Authority.)

TABLE II: WHO DOES WHAT IN PUBLIC HOUSING PROGRAMS

Public Housing Program	Design and Construct New Units	Rehabilitate Existing Structures	Own	Manage
Conventional	Local Housing Authority	-----	Local Housing Authority	Local Housing Authority
Acquisition	-----	Local Housing Authority	Local Housing Authority	Local Housing Authority
Turnkey I (Development)	Private Developer	Private Developer	Local Housing Authority	Local Housing Authority
Turnkey II (Management)	-----	-----	-----	Private Management Firm
Turnkey III (Ownership)	-----	-----	LHA Tenant	Tenant
Lease	Private Owner	Private Ownership	Private Owner	Local Housing Authority

- f. Myth: The Housing Projects of established City Housing Authorities are automatically taken over when new County Housing Authorities are formed in their area.

Reality: If a County Housing Authority is formed in a county which already contains an organized City Housing Authority, the County Authority is not authorized to operate within the City Authority's jurisdiction without the express approval of the City Authority, City Council, and the majority of the city's residents. Of course, it is to the advantage of all concerned if such approval is obtained, so that the county's housing needs could be met in a coordinated manner. However, if city approval is impossible, it would be advantageous for the City and County Housing Authorities to officially cooperate with each other in the manner outlined by Montana's Housing Authorities Law (see Appendix D).

Montana Law requires that "an opportunity to be heard shall be granted to all residents and taxpayers of the County (City and said surrounding area) and to all other interested persons" at the public hearing. The County (City) Clerk must certify that all area residents present have had a chance to speak before the County Board (City Council) decides on the Local Housing Authority Issue.

If the County Board adopts a resolution establishing and declaring a need for a Local Housing Authority, it then appoints five Commissioners (separate from the County Commissioners) to act as a County Housing Authority. A County Housing Authority may then operate in the area extending to the County boundaries, except in cities of the first and second class.⁷ In order for a County Housing Authority to operate in these cities, their City Councils must first declare by ordinance that there is need for the County Authority to exercise its powers within their city and the citizens of the city must then approve the ordinance by majority vote at a special or general election.

If the City Council determines the need for a Local Housing Authority, it must then draft an ordinance authorizing the mayor to appoint five Commissioners to act as a City Housing Authority. This ordinance is not effective until it has been approved by a majority vote of the citizens within the city limits.

If the County Board (City Council) determines that there is not a need for a Local Housing Authority, it adopts a resolution denying the citizens' petition. Three months after the date of the denial, new petitions may be filed and subsequent hearings and determinations may be made.

Sample forms for the Affidavit of Minutes, Certificate of Resolution (Ordinance) Adoption, and Resolution (Ordinance) follow:

7

"Every city having a population of ten thousand or more is a city of the first class; every city having a population of less than ten thousand and more than five thousand is a city of the second class."
Title 11-201, Chapter 2, R.C.M.

AFFIDAVIT OF MINUTES

STATE OF MONTANA)
)
COUNTY OF _____) SS

I, _____ duly appointed and acting County (City) Clerk
of the County (City) of _____, Montana, hereby certify that
the following entries are made in the Minute Book of the _____
County Commissioners (City Council), which book is on file in the office
of the County (City) Clerk at the _____ in _____,
Montana, said entries having been made on _____, 197__, _____
(A.M. or P.M.)

Regular meeting of the County Commissioners
(City Council) was called to order by _____

Present were _____,

and County (City) Clerk _____.

Hearing was called on a hearing on a
Public Housing Authority for the County
(City) of _____.
The following took place:

IN WITNESS WHEREOF, I set my hand and the seal of the County (City) of
_____ this _____ day of _____, 197__.

(SEAL)

County (City) Clerk

Subscribed and Sworn to before me on this _____ day of _____, 197__.

Notary Public for the State
of Montana

CERTIFICATE OF RESOLUTION (ORDINANCE)

I, _____, the County (City) Clerk of the County (City) of _____, Montana, do hereby certify as follows:

1. That on _____, 197__, when the Board of County Commissioners (City Council and Mayor) of the County (City) of _____ adopted the attached Resolution (Ordinance No. _____, it was composed of the following qualified members:

_____, Chairman of the Board (Mayor)
_____, Commissioner (Councilman)
_____, Commissioner (Councilman)
_____, Commissioner (Councilman)
_____, Commissioner (Councilman)

2. That the attached Resolution (Ordinance) No. _____ is a true, correct, and conformed copy of the original Resolution (Ordinance) on file in my office and was adopted by the following vote of the Board of County Commissioners (City Council):

AYES:

NAYS:

ABSENT:

3. That such Resolution (Ordinance) No. _____ was adopted at a regular meeting of the Board of County Commissioners (City Council of the County (City) of _____ held in the _____ on the _____ day of _____, 197__, at the hour of _____ (A.M. or P.M.), in accordance with the provisions of a previous Resolution (Ordinance) No. _____, dated _____, 197__, which fixed the time and place of meeting of the Board (Council), a true copy of which Resolution (Ordinance) is also attached hereto.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the County (City) of _____, this _____ day of _____, 197__.

(SEAL)

RESOLUTION

WHEREAS, A petition containing sufficient signatures requesting the creation of a Housing Authority as provided by Title 35, Section 128, Revised Codes of Montana, 1947, as amended, has been filed with the County Clerk; and

WHEREAS, A public hearing was held to determine the need for such Housing Authority; and

WHEREAS, The Board of County Commissioners has determined that (1) there are unsanitary or unsafe inhabited dwelling accommodations existing in the county, and/or (2) there is a lack of safe or sanitary dwelling accommodations in the county available for all the inhabitants thereof,

NOW THEREFORE, The Board of the _____ County Commissioners, having attended to the hearing as provided, and made the findings as provided, do hereby create a Housing Authority for the County of _____.

The name of the Housing Authority shall be: _____.

Dated at _____, Montana this _____ day of _____ 197__.

Chairman, _____ County Commissioner

Commissioner

ATTEST:

County Clerk

Commissioner

(ORDINANCE NO. _____)

(AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF _____
TO APPOINT FIVE (5) COMMISSIONERS
TO ACT AS A HOUSING AUTHORITY AND ITS CREATION AS
A BODY CORPORATE AND POLITIC AND FURTHER AUTHORIZING
SAID HOUSING AUTHORITY OF _____
TO UNDERTAKE A HOUSING PROJECT OR PROJECTS AND TO
EXECUTE CONTRACTS WITH THE FEDERAL GOVERNMENT
PURSUANT THERETO, IN ACCORDANCE WITH TITLE 35,
SECTION 35-103 THROUGH 35-125.2, AS AMENDED, RCM 1947.)

FINDINGS: It is hereby found, determined and declared that a petition has been presented to the Council of the City of _____ bearing the signatures of more than twenty-five (25) residents of the City of _____ including residents outside of the City of _____, but within a ten mile radius, wherein the signers thereof, aver that there is a need for a Housing Authority to function in the City of _____ and surrounding area. Upon examination of said petition, it is found to be duly signed by the persons whose names appear thereon, all of whom are qualified petitioners within the meaning of Section 35-104, RCM 1947. Upon the filing of said petition the City Clerk of the City of _____ gave notice of the time, place, and purpose of a public meeting at which the City Council of the City of _____ will determine the need for such a Housing Authority in the City of _____ and the surrounding area, by publication in the _____ a newspaper regularly published in the city of _____, County of _____, State of Montana, on _____, it being the official newspaper of said City, and proof of such publication having been provided by the _____ by an Affidavit of Publication duly subscribed and sworn to; and the time affixed for said public hearing was more than ten days preceding the date of said public hearing which was held in accordance with said notice, at which time an opportunity was afforded to all residents, taxpayers and other interested persons relating to the question of the creation of a Housing Authority by the City of _____.)

(At said public hearing duly held in accordance with the published notice thereof, the City Council determined that there are a large number of unsanitary and unsafe inhabited dwelling accommodations existing within the City and the immediate vicinity thereof, and in addition thereto there is a lack of private dwelling accommodations of any kind in the City and the surrounding area available to persons of low income and elderly families as defined in Section 35-103, RCM 1947. In determining whether dwelling accommodations were unsafe or unsanitary the Council did take into consideration the physical condition and age of the building; the degree of over-crowding; the percentage of land covered; the light and air available to inhabitants of such dwelling accommodations; the size and arrangement of the rooms; the sanitary facilities; and the extent to which conditions exist in such buildings which endanger life or property by fire or other means.)

NOW THEREFORE BE IT ORDAINED BY THE COUNCIL OF THE CITY OF _____,
MONTANA AS FOLLOWS:

1. Based upon the foregoing Findings and Determinations made upon study, observation and inquiry relating to the available housing to persons of low income and elderly families and upon the facts presented and discussed in the public hearing held as hereinbefore mentioned, the Council of the City of _____ concludes that it is to the best interests of the City of _____ and all of the inhabitants thereof as well as the inhabitants of the surrounding area that a Housing Authority be created and the Mayor of the City of _____ be authorized to appoint five (5) Commissioners to act as an Authority in accordance with the terms of the statutes of the State of Montana.

2. It is recognized by the Council that an election is required for such Housing Authority to be created and that it must be ratified and approved by the voters. It is also recognized that in order for the Housing Authority to enter into contracts for financial assistance with the federal government relating to such low-rent housing project or projects the voters must approve of entering into such contract or contracts.

NOW THEREFORE BE IT FURTHER ORDAINED BY THE COUNCIL OF THE CITY OF _____, MONTANA AS FOLLOWS:

It is in the best interests of the City, that at the hereinafter provided election the voters also consider approval for the Housing Authority to enter into a financial assistance contract or contracts with the federal government. Such Approval shall authorize and empower the Housing Authority to undertake the acquisition, construction, operation and/or management, including the leasing of private accommodations, of a low-rent public housing project or projects in the aggregate not to exceed _____ units, for families of low income, including dwelling units designed specifically for the elderly families or persons of low income within the city limits or within an area within ten (10) miles from the territorial boundaries of the City of _____ and to execute a contract or contracts for financial assistance with the Federal Government in furtherance of such project or projects.

Obtain voter support for the formation of a Local Housing Authority: The final activity to be completed by your group of concerned citizens interested in solving local housing problems is to work to obtain voter approval of the City Ordinance authorizing the County Housing Authority (City Housing Authority) to operate within the City (and the surrounding ten mile area). The City Clerk must post adequate notice for voter registration and election by all city residents. The vote may be taken at any special or general election in the city, with a simple majority of those voting needed to pass the Ordinance.

A number of steps may be taken by your group to assure an affirmative vote. Your group should try to educate the electors by publicizing the data which it originally gathered as supportive evidence of need for a Local Housing Authority. It should get as many community leaders and organizations as possible to sign a statement supporting the formation of a Local Housing Authority, and also request that the signers authorize the use of their names for publicity purposes. Letters of Local Housing Authority support may be submitted to local newspaper editors, along with requests for an editorial explaining the election issue and why people should vote for it. Volunteers should also call voters immediately before election day, reminding them of the importance of the issue and offering to provide babysitting and transportation if necessary.

The results of the vote are canvassed and recorded by the City Council and if a majority of the votes favor the passage of the Ordinance it becomes immediately effective. Sample forms for the Certificate of the Proclamation and Notice of Election, Affidavit Posting Notice of Election, Affidavit of Posting Notice of Close of Registration, Affidavit of Posting List of Registered Electors, and Affidavit of Record follow:

CERTIFICATE

I, _____ City Clerk of the City of _____, Montana, do hereby certify that the attached Proclamation and Notice of Election is a true and correct copy of the Proclamation and Notice of Election filed and made a record in the office of the City Clerk of the City of _____, Montana, on the _____ day of _____, 197____, and on the day of _____, 197____.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the city of _____, Montana, this _____ day of _____, 197____.

(SEAL)

City Clerk

PROCLAMATION AND NOTICE OF ELECTION

The Mayor of the City of _____, County of _____,
State of Montana, to the electors of the City of _____, County of
_____, Montana:

BE IT KNOWN that an election will be held in the City of _____,
County of _____, State of Montana, and in each precinct of said
City on the _____ day of _____, 197__, a special or general
election.

The said election being a special or general election required by Section
35-104 (Sections 35-109) of the Revised Codes of Montana, 1947, at which
election the qualified electors of said city will vote on the following
question:

QUESTION: "Shall Ordinance No. _____ of the City of
_____ authorizing the _____ County Housing
Authority to exercise its powers in the City of _____,
Montana, for the purpose of providing low-rent housing for
persons of low income including elderly families in the
City of _____, Montana, as defined in the Statutes
of the State of Montana, be enacted and all acts of the
_____ City Council pursuant to said Ordinance
No. _____ be ratified."

QUESTION: "Shall Ordinance No. _____ of the City of
_____, Montana, providing for the creation of a
City Housing Authority, a body politic and corporate
known as the Housing Authority of the City of _____,
Montana, for the purpose of providing low-rent housing for
persons of low income including elderly families in the City
of _____ and within a ten (10) mile radius thereof,
as defined in the Statutes of the State of Montana, and to
authorize and empower said Housing Authority to undertake the
acquisition, construction, operation and/or management,
including the leasing of private accommodations of a low-rent
public housing project or projects in the aggregate not to
exceed _____ units, for families of low-income, including
dwelling units designed specifically for the elderly families
or persons of low income within the city limits and an area
ten (10) miles from the territorial boundaries of the City
of _____, and to execute a contract or contracts

for financial assistance with the Federal Government in furtherance of such project or projects, be enacted and all acts of the _____ City Council pursuant to said Ordinance No. _____ be ratified."

Said election will be held in the City of _____, Montana, at the following polling places:

PRECINCT NO.

WARD NO.

PRECINCT NAME

The Polls for said election will be open from the hour of _____ (A.M., P.M.) until the hour of _____ (A.M., P.M.) on said day.

All registered electors shall be entitled to vote thereat.

GIVEN under my hand this _____ day of _____, 197__, in the City of _____, County of _____, Montana.

(SEAL)

Mayor

ATTEST:

City Clerk

(For publication _____, 197__, and _____, 197__, in the _____.)

AFFIDAVIT BY CITY CLERK - POSTING NOTICE OF ELECTION

STATE OF MONTANA)
)
COUNTY OF _____)

SS

I, _____ being first duly sworn on oath, deposes and says:

That I am the duly appointed, qualified and acting City Clerk of the City of _____, _____ County, Montana.

That on the _____ day of _____ 197__, I caused to be posted in three public and conspicuous places in each of the _____ wards of the City of _____, Montana, a proclamation and notice were posted in full view of the general public in the following places in said wards:

WARD NO.

PLACES OF POSTING

That I also caused said notice of election to be published in the _____, a newspaper of general circulation printed and published in the City of _____, Montana, which said notice was published for a period of two consecutive weeks immediately prior to the date of said election, and was published in the issues of _____, 197__, and _____, 197__, all of which more fully appears from the affidavit of the published of said newspaper hereto attached, and hereof made a part. That said newspaper is published _____ weekly in the City of _____, Montana.

City Clerk

Subscribed and Sworn to before me this _____ day of _____, 197__.

Notary Public for State of
Montana

AFFIDAVIT OF POSTING NOTICE OF CLOSE OF REGISTRATION BY COUNTY CLERK ..

STATE OF MONTANA)
) SS
COUNTY OF _____)

I, _____ being first duly sworn on oath, deposes and says:

That I am the duly elected, qualified, and acting County Clerk of
_____ County, Montana, ex-officio registrar of elections for
said County. That the City of _____ is situated within the
territorial limits of _____ County, Montana.

That on the _____ day of _____, 197__, I caused to be
posted within the City of _____, Montana, notices of close of
registration of a special municipal election called to be held within
the said City on the _____ day of _____, 197__, for the purpose of
voting upon the question of authorizing and empowering the _____
County Housing Authority to operate in the City of _____ (for
the purpose of voting upon the question of the appointment by the Mayor
of the City of _____, of a City Housing Authority and empowering
said Authority to contract with the federal government for construction
of up to _____ low rent housing units in or near the City of _____.)

That said notices of close of registration were posted on said date at
each of the following public and conspicuous places, in each of the
following wards of the City of _____, Montana, to-wit:

WARD NUMBER

PLACES OF POSTING

That all of said notices were posted in full view of the general public
That there are _____ wards in said City of _____, Montana, numbered
_____ and _____ and _____ and _____, that there are precincts
correspondingly numbered and bounded.

That I also caused said notice of close of registration to be published
once a week in the _____, a weekly newspaper of general circulation,
printed and published in the City of _____, Montana, which said notice
was published in said paper in the issues of _____, _____,
_____, _____, _____, all of which more fully
appears from the affidavit of the publisher hereto attached, and hereof
made a part. That there is no newspaper in said city.

County Clerk

Subscribed and Sworn to before me on this _____ day of _____, 197__.

Notary Public for the State of
Montana

AFFIDAVIT BY COUNTY CLERK - POSTING LIST OF REGISTERED ELECTORS

STATE OF MONTANA)
)
COUNTY OF _____) SS

I, _____ being first duly sworn on oath deposes and says:

That I am the duly elected, qualified and acting County Clerk of _____ County, Montana, ex-officio registrar of elections for said County. That the City of _____ is situated within the territorial limits of _____ County.

That after the close of registration for the special municipal election to be held in the City of _____, Montana, on _____, (to vote upon the question of authorizing and empowering the _____ County Housing Authority to operate in the City of _____) I did on the _____ day of _____, 197__, prepare for each ward in said municipality, a list of registered freeholders therein entitled to vote upon the said question to be submitted at said election, and on said date caused ten lists of all such registered resident freeholders within such wards to be printed and posted at the following public and conspicuous places in each of said wards to be put in full view of the public, namely:

WARD NUMBER

PLACES OF POSTING

That a true copy of the said list of registered freehold voters for each ward is hereto attached.

County Clerk

Subscribed and Sworn to before me this _____ day of _____, 197__.

Notary Public for the State of
Montana

AFFIDAVIT OF VOTE RECORD

STATE OF MONTANA)
)
COUNTY OF _____) SS

I, _____ being duly sworn upon oath say:

That he is the duly elected and qualified City Clerk of the City of _____, Montana. That on the _____ day of _____, 197__, pursuant to Section 11-718 of the Revised Code of Montana amended, the City Council of the City of _____ convened as a canvassing board to publically canvass the returns of a general city election held on _____ on the following question:

Question: "Shall Ordinance No. _____ of the City of _____, authorizing the _____ County Housing Authority to _____, exercise its powers in the City of _____, Montana, for the purpose of providing low-rent housing for persons of low income including elderly families in the City of _____, Montana, as defined in the Statutes of the State of Montana, be enacted and all acts of the _____ City Council pursuant to said Ordinance No. _____ be ratified."

Question: "Shall Ordinance No. _____ of the City of _____, providing for the creation of a public housing authority, a body politic and corporate known as the Housing Authority of the City of _____, Montana, for the purposes of providing low-rent housing for persons of low income in the City of _____ or within a ten (10) mile radius thereof, as defined in the Statutes of the State of Montana, and to authorize and empower said Housing Authority to undertake the acquisition, construction, operation and/or management, including the leasing of private accommodations, of a low-rent public housing project or projects in the aggregate not to exceed _____ units, for families of low income, including dwelling units designed specifically for the elderly families or persons of low income, within the city limits or within an area within ten (10) miles from the territorial boundaries of the City of _____ and to execute a contract or contracts for financial assistance with the Federal Government in furtherance of such project or projects, be enacted and all acts of the City Council pursuant to said Ordinance No. _____ be ratified.")

That at said meeting were Mayor _____ and _____

constituting the full City Council of the City of _____

and the undersigned.

That the meeting was called to order by Mayor _____,

whereupon the board, upon canvassing said returns, determined the

vote of the registered voting electors of the _____ wards of the

City of _____ on the said question to be:

VOTES FOR

VOTES AGAINST

BALLOTS NOT VOTED

Total Ballots Cast: _____

That the said determination was then and there spread upon the

official minute book of the City Council of the City of _____,

Montana, under date of _____ at page _____, said book being

in my custody in the Council Chambers of the City Council of

_____, Montana.

City Clerk

Subscribed and Sworn to before me this _____ day of _____, 197__.

Notary Public for the State
of Montana

APPOINTMENT OF THE LOCAL HOUSING AUTHORITY COMMISSIONERS

The Chairman of the Board of County Commissioners (Mayor) appoints five County (City) residents to serve as the Local Housing Authority Board of Commissioners, with one resident designated to be the first Chairman. With the approval of the entire County Board (City Council), they serve without salary for terms staggered from one to five years. (Thereafter, the term of office is five years.) Montana law states that no Local Housing Authority Commissioner may be a County (City) official (Section 35-105, R.C.M., 1947). It is strongly recommended that representatives of those people to be served by the Public Housing Programs (low-income, minority, and elderly people) be included among the appointments for Local Housing Authority Commissioners. The appointed Local Housing Authority Commissioners must take an Oath of Office before a Notary Public. Sample forms for the Local Housing Authority Appointment, Oath of Local Housing Authority Commissioner, and Certificate of Filing of Oaths of Office follow:

APPOINTMENT
HOUSING AUTHORITY OF _____

Upon the authority of the County (City) of _____ Resolutions
(Ordinances) No. _____ and _____, (as duly approved by a majority
vote of the electors of the City of _____ at a special municipal
election held on the _____,) the laws of the State of Montana, and
by virtue of my office of Chairman of the _____ County Board of
Commissioners (Mayor of the City of _____,) Montana, I hereby appoint
the following residents of the County (City) of _____ to serve
without compensation as a Board of Commissioners for the Housing Authority
of _____, whose term of office shall begin on the _____ day of _____,
197____, and continue to the dates set opposite their names therein:

I further designate the said _____ as the first Chairman of the
Housing Authority of _____.

IN WITNESS WHEREOF, I have hereunto signed my name as the Chairman of the
_____ County Board of Commissioners (Mayor of the City of _____,)
Montana, and caused the official corporate seal of the said County (City)
to be affixed hereto this _____ day of _____, 197____.

Board Chairman (Mayor)

I, _____, being duly appointed, qualified and acting Clerk of the County (City) of _____ aforesaid, do hereby certify that the above and foregoing is a true and correct copy of Appointment signed and sealed by _____, the duly elected, qualified and acting Chairman of the _____ County Board of Commissioners (Mayor of the City of _____), and that the Commissioners thereby appointed were inducted and sworn into office at the _____ in the City of _____, _____ County, Montana, on the _____ day of _____, 197__.

IN WITNESS WHEREOF I fix my hand this _____ day of _____, 197__.

County (City) Clerk

OATH OF COMMISSIONER OF HOUSING AUTHORITY

OF _____

I, _____, do solemnly swear that I will support the Constitution of the United States and the Constitution of the State of Montana, and that I will faithfully discharge the duties of the office of Commissioner of the Housing Authority of _____ according to the best of my ability.

I, _____, Notary Public in and for the County of _____,
and State of Montana, hereby certify that _____, to me personally
known and by me known to be one of the Commissioners of the Housing
Authority of _____, appeared before me on the _____ day of
_____, 197____, and made the above oath.

Notary Public

(NOTARY SEAL)

My Commission expires _____.

CERTIFICATE OF COUNTY (CITY) CLERK
RE FILING OF OATHS OF OFFICE:

I hereby certify that the annexed copies of the Oaths of Office of _____, _____, AND _____, Commissioners of the Housing Authority of _____, are true, correct and compared copies of the originals thereof now on file in the office of the _____ of _____.

WITNESS my hand and the official seal of the _____ of _____
this _____ day of _____, 197 .

(SEAL)

County (City) Clerk

Local Housing Authority incorporates and holds organizational meeting.

Before the Local Housing Authority becomes a "public body and a body corporate and politic", it must apply for incorporation. The application should include the following information:

- (1) a statement that the County Board (City Council) determined the need for a Local Housing Authority at a meeting and appointed five residents to serve as Local Housing Authority Commissioners,
- (2) the name and official residence of each Commissioner with a certified copy of their appointment, evidencing their right to office, the date and place of taking Oath of Office and that they desire the Local Housing Authority to become a public body and body corporate and politic under the Housing Authorities Act, Section 35-128 (35-104) RCM, 1935,
- (3) the term of office of each Commissioner,
- (4) the name of the proposed corporation,
- (5) the location of the proposed corporation's principal office.

This application must be signed and sworn to by each of the five Commissioners before a Notary Public who then certifies that the information is correct. The application is then submitted to the Secretary of State who examines, files, and records the application. The Secretary of State then makes and issues a Certificate of Incorporation to the Local Housing Authority thereby making it a body corporate and politic, authorized to do business in the State of Montana. Sample forms for the Certificate of the Application for Incorporation follow:

CERTIFICATE

I, _____, being duly appointed, qualified and acting
County (City) Clerk of the County (City) of _____, Montana do
hereby certify that the attached "Affidavit and Application for Certificate
of Incorporation" is a true and accurate copy of a document submitted to the
Secretary of State of Montana on or about _____, duly signed by the
persons indicated, a copy of which is on file in the County (City) Offices
of the County (City) of _____ at the _____, in
_____ City, _____ County, Montana.

IN WITNESS WHEREOF, I fix my hand and seal of the County (City) of
_____ this _____ day of _____, 197__.

(SEAL)

County (City) Clerk

AFFIDAVIT AND APPLICATION FOR CERTIFICATE OF
INCORPORATION

TO: _____
Secretary of State
State of Montana
State Capitol Building
Helena, Montana 59601

STATE OF MONTANA)
)
COUNTY OF _____) SS

We, _____

_____, being duly sworn, depose and state:

That twenty-five qualified residents of the County (City) of _____
have petitioned the County (City) Clerk of the County (City) _____
for the creation of a Local Housing Authority, as defined by Section 35-128
(35-104), R.C.M., 1947, as amended to function in the County (City) of
_____ (and the surrounding area.)

That pursuant to said petition the said County (City) Clerk has published
notice a public hearing before the County Board of Commissioners (City
Council) of the County (City) of _____ for the purpose of
determining the need for such a Housing Authority.

That upon such hearing the said County Board of Commissioners (City
Council) duly determined and declared a need exists for such a Housing
Authority.

That the Chairman of the County Board of Commissioners (Mayor) of the
County (City) of _____ has duly appointed your affiants and applicants
Commissioners of the proposed Housing Authority, a certified copy of which
appointment is hereunto attached.

That the terms of office of your affiants and applicants as Commissioners of the proposed Authority are to commence on _____ and continue to the dates set opposite their names:

That upon expiration of the terms set forth above, subsequent appointments will be for a term of five (5) years.

That your affiants and applicants desire the proposed Housing Authority to become a public body and a body corporate and politic under the provisions of Chapter 140 of the 1953 laws of Montana, and acts amendatory thereto.

That the name proposed for such Housing Authority is _____.

That the location of the principle office of said proposed Authority will be _____.

That your affiants and applicants hereby request that this application be received, filed and placed upon record in the office of the Secretary of State, and that your affiants and applicants be issued under the seal of the State of Montana a Certificate of Incorporation for said corporation and that the same be duly recorded as aforesaid with this application.

Subscribed and Sworn to this _____ day of _____, 197__.

_____, _____, Montana
_____, _____, Montana
_____, _____, Montana
_____, _____, Montana
_____, _____, Montana

STATE OF MONTANA)
) SS
COUNTY OF _____)

On this _____ day of _____, 197__, before me, the undersigned,
a Notary Public for the State of Montana, personally appeared _____

known to me to be the persons whose names are subscribed to the
instrument within and the commissioners of said proposed corporation
as recited herein, and subscribed and made oath to these presents.

IN WITNESS WHEREOF, I have hereunto set my hand and my notarial seal
the day and year first above written.

(SEAL)

Notary Public for the State
of Montana

After the Local Housing Authority has become incorporated, their newly appointed Chairman calls the first Local Housing Authority board meeting to organize the Housing Authority, adopt by-laws and a seal, elect officers, etc. Copies of the minutes of this meeting, along with copies of all the aforementioned official documents which are necessary to make the Local Housing Authority legally constituted should be compiled and sent to the Legal Department of the Regional HUD Office of Publically Financed Housing. These forms, called the Local Housing Authority "Organizational Transcript", will then be reviewed, and if everything is in order, HUD will give their approval to the authorizing of the Local Housing Authority as a bonafide public body and body corporate under the Montana State law. Sample minutes of the Local Housing Authority's Organizational Meeting and a checklist of the forms to be included in the Organizational Transcript follow:

MINUTES OF ORGANIZATIONAL MEETING OF THE
HOUSING AUTHORITY OF THE COUNTY (CITY) OF _____

For the purpose of organizing a meeting of the Housing Authority of the County (City) of _____ was held on the _____ day of _____, 197____, at ____ o'clock, __M. at _____, in the City of _____, Montana.

All members of the Authority were present, as follows: _____
_____.

There were also present by invitation the following: _____
_____.

Commissioner _____, Chairman of the Authority, presided, and the election of officers was held. Commissioners _____ and _____ were placed in nomination for Vice-Chairman. There appearing to be no other nominations, the Chairman announced that a vote would be in order. A vote being taken, it was found that Commissioner _____ had received a majority of the votes cast, and thereupon the Chairman declared that the said Commissioner had been duly elected to the office of Vice-Chairman of the Commission. Commissioners _____ and _____

were placed in nomination for Secretary. There appearing to be no other nomination, the Chairman announced that a vote would be in order. A vote being taken, it would be found that Commissioner _____ had received a majority of the votes cast, and there upon the Chairman declared that the said Commissioner had been duly elected to the Office of Secretary of the Commission. Commissioners _____ and _____ were placed in nomination for the Office of Treasurer. There appearing to be no other nominations, the Chairman announced that a vote would be in order. A vote being taken, it was found that Commissioner _____ had received a majority of the votes cast, and thereupon the Chairman declared that the said Commissioner had been duly elected to the office of the Treasurer of the Commission.

The Secretary read the call of the meeting, which was ordered spread upon the minutes, as follows:

NOTICE OF MEETING OF THE HOUSING AUTHORITY
OF THE COUNTY (CITY) OF _____

_____, 197__

TO: _____

You and each of you are hereby notified that I have called a meeting of the Housing Authority of the County (City) of _____, to be held at the _____, in the City of _____, at _____ o'clock, ____ M., on the _____ day of _____, 197__, for the purpose of organizing said Housing Authority, adopting by-laws and a seal

therefor, electing officers, and to take such other action concerning the organization of said Housing Authority as the members thereof may determine.

Chairman

I hereby certify that I caused the above and foregoing notice to be communicated to each of the Commissioners of the Housing Authority of the County (City) of _____ before the time set for the above meeting.

Chairman

CONSENT TO MEETING

We, the undersigned Commissioners of the Housing Authority of the County (City) of _____ hereby accept service of the foregoing call of meeting, waiving any and all irregularities of such services and such call, and consent and agree that said Commissioners of the Housing Authority of the County (City) of _____ shall meet at the time and place therein mentioned, and for the purpose therein stated.

Chairman _____ presented to the meeting certified copies of the County Resolutions (City Ordinances) No. _____ and _____ (and a certified copy of the official ballot of a special election held on _____)

submitting the question of authorizing the establishment of a Housing Authority in the City of _____ to the voters of _____, together with approval of the same by the electorate of the City of _____.) Chairman _____ also presented a certified copy of the Certificate of Appointment by the Chairman of the _____ County Board of Commissioners (Mayor of the City of _____) of the Commissioners of the Authority showing the name, date of appointment, the term of office and the date of the commencement thereof, of each Commissioner and the designation of _____ to serve as the first Chairman of the Authority. Chairman _____ also presented a copy of the duly executed certification by the Secretary of State of Montana of the _____ as a body corporate and politic, authorized to do business in the State of Montana. Chairman _____ also presented the written acceptance of the following named Commissioners of Appointment to the _____ along with their respective oaths of office: _____, _____, _____, _____, and _____. Chairman _____ directed the Secretary to file the above documents with the records of the Authority.

It appearing that there were present all of the Commissioners of the Housing Authority of the County (City) of _____, so appointed, the following resolution was then introduced by Commissioners _____ read in full by the Secretary and considered:

RESOLUTION NO. 1

BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE COUNTY
(CITY) OF _____:

That the Housing Authority of the County (City) of _____

be and it hereby is established pursuant to Chapter 140 of the 1935 Laws of Montana, as amended, and is now authorized to transact business and exercise its powers in its area of operation as defined in said law.

After discussion of the resolution, Commissioner _____ moved that said resolution be finally adopted as introduced and read. The motion was seconded by Commissioner _____. The question being put upon the final adoption of said resolution, the roll was called with the following result:

Yeas: _____ (by name)

Nays: _____ (by name)

The Chairman declared such motion carried and the resolution finally adopted.

The following resolution was then introduced by Commissioner _____ read in full by the Secretary and considered by the Authority:

RESOLUTION NO. 2

BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE CITY
(COUNTY) OF _____:

That the following by-laws be and they are hereby adopted and approved as and for the by-laws of the Housing Authority of the County (City) of _____:

BY-LAWS OF THE HOUSING AUTHORITY
OF THE
COUNTY (CITY) OF _____

ARTICLE I - THE AUTHORITY

Section 1. Name of Authority. The name of the Authority shall be the "Housing Authority of the County (City) of _____."

Section 2. Seal of Authority. The seal of the Authority shall be in the form of a circle and shall bear the name of the Authority and the year of its organization.

Section 3. Office of Authority. The office of the Authority shall be at such place in the City of _____, Montana, as the Authority may from time to time designate by resolution.

ARTICLE II - OFFICERS

Section 1. Officers. The officers of the Authority shall be a chairman, a vice chairman, a secretary, and a treasurer.

Section 2. Chairman. The Chairman shall preside at all meetings of the Authority. Except as otherwise authorized by resolution of the Authority, the Chairman shall sign all contracts, deeds and other instruments made by the Authority. At each meeting the Chairman shall submit such recommendations and information as he may consider proper concerning the business, affairs, and policies of the Authority.

Section 3. Vice Chairman. The Vice Chairman shall perform the duties of the Chairman in the absence or incapacity of the Chairman; and in case of the resignation or death of the Chairman, the Vice Chairman shall perform such duties as are imposed on the Chairman until such time as the Authority shall elect a new Chairman.

Section 4. Secretary. The Secretary shall keep the records of the Authority, shall act as secretary of the meetings of the Authority, and record all votes and shall keep a record of the proceedings of the

Authority in a journal of proceedings to be kept for such purpose, and shall perform all duties incident to his office. He shall keep in safe custody the seal of the Authority and shall have power to affix such seal to all contracts and instruments authorized to be executed by the Authority.

Section 5. Treasurer. The Treasurer shall have the care and custody of all funds of the Authority and shall deposit the same in the name of the Authority in such bank or banks as the Authority may select. He shall sign all orders and checks for the payment of money and shall pay out and disburse such moneys under the direction of the Authority. Except as otherwise authorized by resolution of the Authority, all such orders and checks shall be countersigned by the Chairman. He shall keep regular books of accounts showing receipts and expenditures and shall render to the Authority, at each regular meeting (or oftener when requested), an account of his transactions and also of the financial condition of the Authority. He shall give such bond for the faithful performance of his duties as the Authority may determine.

Section 6. Additional Duties. The officers of the Authority shall perform such other duties and functions as may from time to time be required by the Authority or the by-laws or rules and regulations of the Authority.

Section 7. Election or Appointment. The Chairman, Vice Chairman, Secretary, and Treasurer shall be elected at the annual meeting of the Authority from among the Commissioners of the Authority, and shall hold office for one year or until their successors are elected and qualified; except that the first Chairman shall hold office until the expiration of his term as Commissioner.

Section 8. Vacancies. Should the offices of Chairman, Vice-Chairman, Secretary or Treasurer become vacant, the Authority shall elect a successor from its membership at the next regular meeting, and such election shall be for the unexpired term of said office.

Section 9. Additional Personnel. The Authority may from time to time employ such personnel as it deems necessary to exercise its powers, duties and functions as prescribed by the Housing Authorities Law, as amended, of Montana and all other laws of the State of Montana applicable thereto. The selection and compensation of such personnel shall be determined by the Authority subject to the laws of the State of Montana.

ARTICLE III - MEETINGS

Section 1. Annual Meeting. The annual meeting of the Authority shall be held on the _____ day of _____ at _____ o'clock _____ M., at the regular meeting place of the Authority. In the event such date shall fall on a Sunday or a legal holiday, the annual meeting shall be held on the next succeeding secular day.

Section 2. Regular Meeting. Regular meetings shall be held without notice at such time and place as may from time to time be determined by resolution of the Authority. In the event a day of regular meeting shall be a legal holiday, said meeting shall be held on the next succeeding secular day.

Section 3. Special Meetings. The Chairman of the Authority may, when he deems it expedient, and shall, upon the written request of two Commissioners of the Authority, call a special meeting of the Authority for the purpose of transacting any business designated in the call.

The call for a special meeting shall be mailed to each Commissioner of the Authority at his business or home address at least forty-eight (48) hours prior to the date of such special meeting. At such special meeting no business shall be considered other than as designated in the call, but if all of the Commissioners of the Authority are present at a special meeting, any and all business may be transacted at such special meeting.

Section 3 (a). All of the meetings of the Commissioners shall be open to the public, whether regular or special.

Section 4. Quorum. The powers of the Authority shall be vested in the Commissioners thereof in office from time to time. Three Commissioners shall constitute a quorum for the purpose of conducting its business and exercising its powers and for all other purposes, but a smaller number may adjourn from time to time until a quorum is obtained. When a quorum is in attendance, action may be taken by the Authority upon a vote of a majority of the Commissioners present.

Section 5. Order of Business. At the regular meetings of the Authority the following shall be the order of business:

1. Roll call.
2. Reading and approval of the minutes of the previous meeting.
3. Bills and communications.
4. Report of the Secretary.
5. Reports of Committees.
6. Unfinished business.
7. New business.
8. Adjournment

All resolutions shall be in writing and shall be copied in a journal of the proceedings of the Authority.

Section 6. Manner of Voting. The voting on all questions coming before the Authority shall be by roll call, and the yeas and nays shall be entered upon the minutes of such meeting, except on the election of officers which may be by ballot.

ARTICLE IV - AMENDMENTS

Amendments to By-Laws. The by-laws of the Authority shall be amended only with the approval of at least three of the Commissioners of the Authority at a regular or a special meeting.

After discussion of the resolution, Commissioner _____ moved that said resolution be finally adopted as introduced and read. The motion was seconded by Commissioner _____. The question being put upon the final adoption of said resolution, the roll was called with the following result:

Yeas: _____ (by name)

Nays: _____ (by name)

The Chairman declared such motion carried and the resolution finally adopted.

A corporate seal, in the form of a circle and bearing the name of the Authority and the year of its organization, was then submitted to the meeting. The following resolution was then introduced by Commissioner _____, read in full by the Secretary and considered by the Authority:

RESOLUTION NO. 3

BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE
COUNTY (CITY) OF _____:

That the seal submitted to this meeting is hereby adopted
as the seal of this Authority and the Secretary of this
meeting is hereby authorized and directed to imprint said
seal on the margin of the minutes opposite this resolution.

After discussion of the resolution, Commissioner _____ moved
that said resolution be finally adopted as introduced and read. The
motion was seconded by Commissioner _____. The question being
put upon the final adoption of said resolution, the roll was called
with the following result:

Yeas: _____ (by name)

Nays: _____ (by name)

The Chairman declared such motion carried and the resolution finally
adopted.

The following resolution was then introduced by Commissioner _____,
read in full by the Secretary and considered by the Authority:

RESOLUTION NO. 4

RESOLUTION DESIGNATING THE OFFICE OF THE HOUSING
AUTHORITY OF THE COUNTY (CITY) OF _____

WHEREAS, Section 3 of Article I of the by-laws of the Housing
Authority of the County (City) of _____ provides
that the office of the Authority shall be at such place in
the City of _____, Montana, as may be designated
by resolution; now, therefore,

BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE COUNTY (CITY) OF
_____:

That until otherwise provided by resolution, the office of the Housing Authority of the County (City) of _____ shall be at _____ in the City of _____, Montana.

After discussion of the resolution, Commissioner _____ moved that said resolution be finally adopted as introduced and read. The motion was seconded by Commissioner _____. The question being put upon the final adoption of said resolution, the roll was called with the following result:

Yeas: _____ (by name)

Nays: _____ (by name)

The Chairman declared the motion carried and the resolution finally adopted.

The following resolution was then introduced by Commissioner _____, read in full by the Secretary and considered by the Authority:

RESOLUTION NO. 5

RESOLUTION DESIGNATING THE TIME AND PLACE OF REGULAR MEETINGS OF THE HOUSING AUTHORITY OF THE COUNTY (CITY) OF _____

WHEREAS, Section 2 of Article III of the by-laws of the Housing Authority of the County (City) of _____ provides that regular meetings may be held without notice of such time and place as may be determined by resolution of the Authority; now, therefore,

BE IT RESOLVED That the regular meetings of the Authority shall be held at _____ on the _____ day of each month at _____ M.

Commissioner _____ moved that the foregoing resolution be adopted as read, which motion was seconded by Commissioner _____, and upon roll call the "Yeas" and "Nays" were as follows:

Yeas

Nays

The Chairman thereupon declared said motion carried and said resolution adopted.

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APPENDIX

STATE INFORMATION SYSTEM
MONTANA DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT - CAPITOL STATION, HELENA, MONTANA 59601

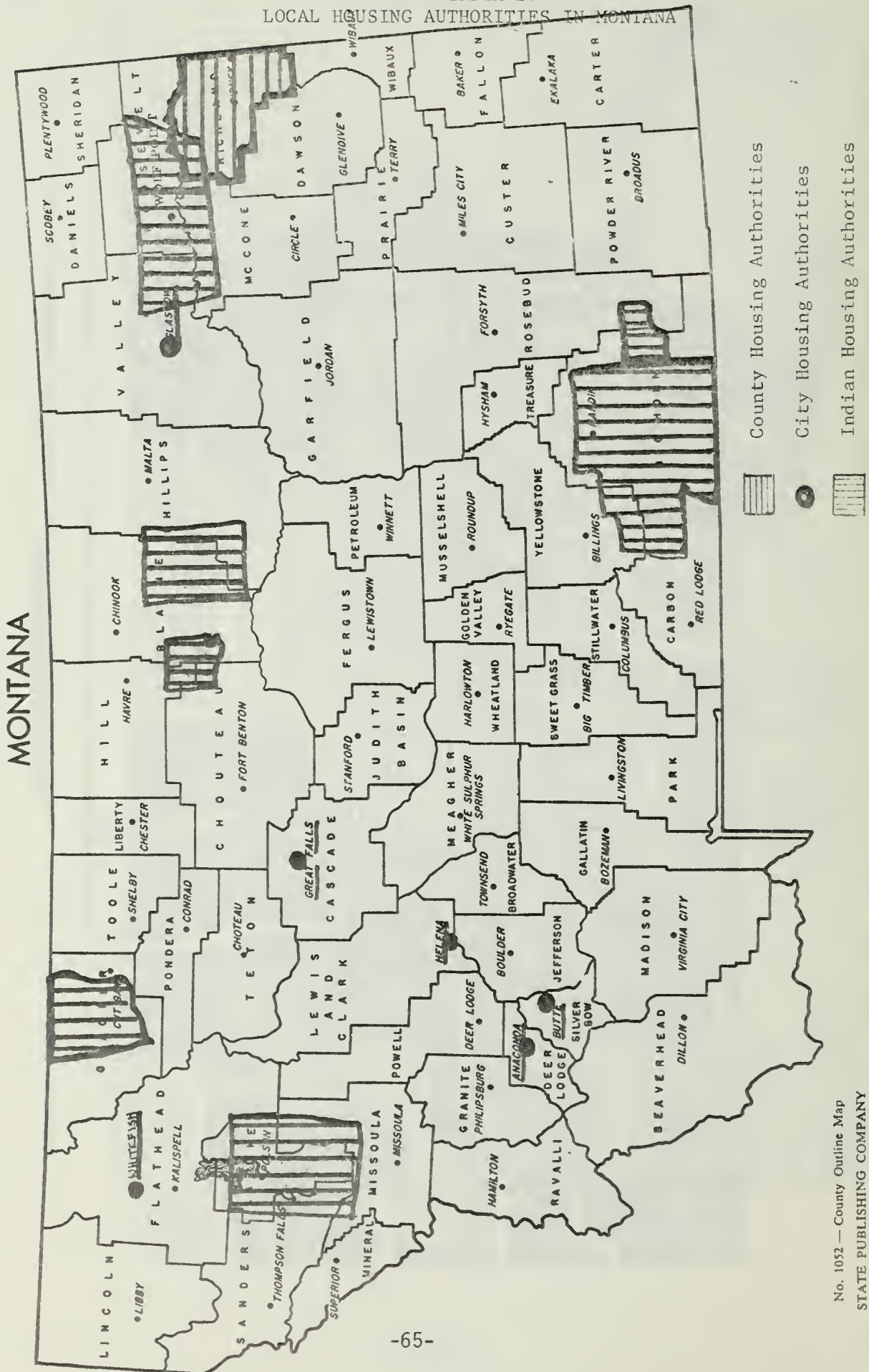
FROM 1970 CENSUS, FIRST COUNT SUMMARY TAPE
41.2/2.-26.10

---	3.8	-	9.0	LOW QUARTILE
***	9.7	-	12.2	MEDIUM LOW QUARTILE
0000	12.3	-	15.7	MEDIUM HIGH QUARTILE
0000	15.8	-	32.1	HIGH QUARTILE

1970 CENSUS DATA

PER-CENT OF FAMILIES IN MONTANA COUNTIES WITH INCOME BELOW POVERTY LEVEL IN 1969

APPENDIX B:
LOCAL HOUSING AUTHORITIES IN MONTANA



APPENDIX C:
LOCAL HOUSING AUTHORITIES
ADDRESS, TELEPHONE NUMBER, EXECUTIVE DIRECTOR
COMMISSIONERS, PROJECT DESCRIPTIONS

Housing Authority of the
City of Anaconda, Montana
Box 1350
Anaconda, Montana 59711

(406) 563-2921

Executive Director: Gladys F. Barry

Commissioners:

Chairman: Orin S. Hetherington, 1916 Tammany, Anaconda, Montana 59711
Vice-Chairman: Frank Cole, 901 W. Third, Anaconda, Montana 59711
Harold F. Hagan, M.D., #2 Copper Road, Anaconda, Montana 59711
Robert D. Vine, No. Cable Road, Anaconda, Montana 59711
Emmett R. Corrigan, 707 Main Street, Anaconda, Montana 59711

Project Descriptions:

50 family units, conventional
80 family units, conventional
40 elderly units, Turnkey

Blackfeet Indian Housing Authority
Post Office Box 790
Browning, Montana 59417

(406) 338-3767

Executive Director: Ethelyn Powell

Commissioners:

Chairman: Alfred E. Allison, Cut Bank, Montana
Vice-Chairman: Rev. Patrick N. Stimatz, Browning, Montana 59417
Gladys Paisley, Box 454, Browning, Montana 59417
William Riddle, Browning, Montana 59417
John A. Peterson, Browning, Montana 59417

Project Descriptions:

50 family units, conventional
55 family units, Turnkey
77 family units, Turnkey III (Homeownership)

Housing Authority of the
City of Butte, Montana
Administration Building
Silver Bow Homes
Curtis and Arizona Streets
Butte, Montana 59701

(406) 792-6461

Executive Director: Richard O. Dickenson

Commissioners:

Chairman: Bernard F. Sullivan, 2265 West Drive, Butte, Montana 59701
Vice Chairman: William Grmoljez, 2263 West Drive, Butte, Montana 59701
Ruth Cloonan, 1803 Silver Bow Homes, Butte, Montana 59701
Val Webster, 103 East Broadway, Butte, Montana 59701
Dan Driscoll, 805 West Diamond, Butte, Montana 59701

Project Description:

225 family units, conventional

Great Falls Housing Authority
1500 Sixth Avenue South
Great Falls, Montana 59405

(406) 453-6666

Executive Director: William A. Austin

Commissioners:

Chairman: Scott B. Stratton, 1507 Meadowlark Drive, Great Falls, Mont. 59401
Vice Chairman: Roy H. Bell, P. O. Box 1197, Great Falls, Montana 59401
John Mozer, 2800 Seventh Avenue, S., Great Falls, Montana 59401
Marvin Gonzalez, 1215 Fourth Avenue South, Great Falls, Montana
John H. Allen, 3104 Fifth Avenue, N.E., Great Falls, Montana 59401

Project Descriptions:

356 family units, conventional
50 family units, Turnkey

Chippewa Cree Housing Authority
P.O. Box 750
Havre, Montana 59501

(406) 395-2133

Executive Director: Paul Eagleman

Commissioners:

Chairman: William Morsette, Rocky Boy Route, Box Elder, Montana 59521
Vice-Chairman: John Houle, Rocky Boy Route, Box Elder, Montana 59521
Father Tobin, c/o Catholic Church, Big Sandy, Montana
Pastor Auer, c/o Lutheran Mission, Rocky Boy Route, Box Elder, Mt.
Stanley Gardippee, Rocky Boy Route, Box Elder, Montana 59521
Raymond Parker, Rocky Boy Route, Box Elder, Montana 59521

Project Description:

75 family units, Mutual Held (Homeownership)
30 elderly units, Turnkey

Crow Tribal Housing Authority
Crow Indian Reservation
B.I.A. Office
Crow Agency, Montana 59022

(406) 638-2671 ext. 29

Executive Director: Arthur Plentyhawk

Commissioners:

Chairman: John Wilson, Crow Agency, Montana 59022
Vice-Chairman: Perry Pretty Paint, Crow Agency, Montana 59022
A. J. Steen, Crow Agency, Montana 59022
Father Noel Hedrick, Crow Agency, Montana 59022
Robert Frazer, 820 North Crow Avenue, Hardin, Montana 59034

Project Description:

40 family units, Mutual Help (Homeownership)
75 family units, Turnkey III (Homeownership)
72 family units, Mutual Help Turnkey (Homeownership)
10 elderly units, Turnkey
38 family units, Turnkey

Fort Belknap Housing Authority
Fort Belknap Agency
Harlem, Montana 59526

(406) 353-2263

Executive Director: Caroline Brown

Commissioners:

Chairman: John Crasco, Box 18, Star Route, Dodson, Montana
Vice-Chairman: Lewis C. Gilbert, 38 Second Street, W., Harlem, Montana
Sec.-Treas.: Francis Baranouve, R.R. #1, Harlem, Montana
Gilbert Anderson, South of Harlem, Montana
Gerald Walsh, Star Route, Dodson, Montana

Project Descriptions:

50 family units, Mutual Help (Homeownership)
50 family units, Turnkey

Fort Peck Housing Authority
Fort Peck Indian Reservation
Post Office Box 1118
Poplar, Montana 59255

(406) 768-3459

Executive Director: Frances C. Linner

Commissioners:

Chairman: Dolly Akers, Wolf Point, Montana
Vice-Chairman: Stanley Yellowrobe, Wolf Point, Montana
Jesse Kirn, Poplar, Montana
Robert Tenner, Wolf Point, Montana
Ray White, Poplar, Montana

Project Descriptions:

16 elderly units, conventional
90 family units, conventional
50 family units, Mutual Help (Homeownership)
100 family units, Turnkey III (Homeownership)

Housing Authority of Glasgow
P.O. Box 1126
Glasgow, Montana 59230

(406) 226-4942

Executive Director: Rowan A. Grey

Commissioners:

Chairman: William R. Pattison, 806 Sixth Street North, Glasgow,
Montana 59230

Vice-Chairman C. R. Tvedt, 437 Sixth Avenue North, Glasgow, Montana 59230
Raymond Pehlke, 807 Tenth Avenue North, Glasgow, Montana
George Gallagher, 904 Eleventh Avenue North, Glasgow,
Montana 59230
T. W. Leedham, 536 Third Avenue North, Glasgow, Montana 59230

Project Description:

60 family units, conventional

Helena Housing Authority
Stewart Homes
Helena, Montana 59601

(406) 442-7982

Executive Director: Sherron A. Spivey

Commissioners:

Chairman: Carl M. Schiller, 1203 Winnie, Helena, Montana 59601

Vice-Chairman: Al P. Lundbert, 628 Hauser Blvd., Helena, Montana 59601
Mary T. Clowes, 308 Stewart Homes, Helena, Montana 59601
Hubert Massman, P.O. Box 804, Helena, Montana 59601

Project Descriptions:

80 family units, conventional
52 elderly units, conventional
60 family units, Turnkey
40 elderly units, Turnkey

Northern Cheyenne Housing Authority
Lame Deer, Montana 59043

(406) 477-6281

Executive Director: Virginia Toew

Commissioners:

Chairman: James L. Mullin, Lame Deer, Montana 59043
Vice-Chairman: Joseph Walksalong, Lame Deer, Montana 59043
James McLane, Lame Deer, Montana 59043
Burt Kaline, Lame Deer, Montana 59043
Raymond Harris, Sr., Lame Deer, Montana 59043

Project Descriptions:

50 family units, conventional Mutual Help (Homeownership)
45 family units, Turnkey Mutual Help (Homeownership)
40 family units, Turnkey

Richland County Housing Authority
P.O.Box 271
Sidney, Montana 59270

(406) 482-1978

Executive Director: Dan C. Price

Commissioners:

Chairman: Dr. C. W. Warkins, 2026 S.W., Sidney, Montana 59270
Vice-Chairman: Paul Hurd, 303 Third S.E., Sidney, Montana 59270
B. D. Ness, 118 Ninth Avenue, S.W., Sidney, Montana 59270
Ed Hardy, 818 Ninth Street S.W., Sidney, Montana 59270
Glen Davidson, Fairview, Montana

Project Description:

54 family units, conventional

Salish and Kootenai Housing Authority
Bureau of Indian Affairs, Drawer A.
Ronan, Montana 59864
Attention: Housing

(406) 676-4700

Executive Director: Opal Cajune

Commissioners:

Chairman: Archie W. Olsen, St. Ignatius, Montana
Vice-Chairman: Victor Stiger, Pablo, Montana
Treasurer: Harold E. Olsson, Ronan, Montana
Aloysius Hewankorn, Dayton, Montana

Project Description:

40 family units, Mutual Help (Homeownership)

Whitefish Housing Authority
100 Fourth Street
Whitefish, Montana 59937

(406) 862-4143

Executive Director: Freda Shanahan

Commissioners:

Chairman: John W. Bartlett, 141 Central Avenue, Whitefish, Montana 59937
Vice-Chairman: Rev. Dennis Hanson, 1306 Third Street, Whitefish, Montana 59937
G. M. Moss, 236 Park Avenue, Whitefish, Montana 59937
M. E. Lacy, 240 Central Avenue, Whitefish, Montana 59937
John Austin, Highway 93 South, Whitefish, Montana 59937

Project Description:

50 elderly units, Turnkey

APPENDIX D:
MONTANA HOUSING AUTHORITIES LAW
CITY AND COUNTY

CITY

35-104. (5309.4) NOTICE, HEARING AND CREATION OF AUTHORITY. Any twenty-five (25) residents of a city and of the area within ten (10) miles of the territorial boundaries thereof may file a petition with the city clerk setting forth that there is a need for an authority to function in the city and said surrounding area.

Upon the filing of such a petition the city clerk shall give notice of the time, place and purposes of a public hearing at which the council will determine the need for an authority in the city and said surrounding area.

Such notice shall be given at the city's expense by publishing a notice, at least ten (10) days preceding the day on which the hearing is to be held, in a newspaper having a general circulation in the city and said surrounding area, or, if there be no such newspaper, by posting such a notice in at least three (3) public places within the city, at least ten (10) days preceding the day on which the hearing is to be held.

Upon the date fixed for said hearing held upon notice as provided herein, an opportunity to be heard shall be granted to all residents and taxpayers of the city and said surrounding area and to all other interested persons.

COUNTY

35-128. (5309.27A) NOTICE, HEARING AND CREATION OF AUTHORITY FOR A COUNTY. (1) Any twenty-five (25) residents of a county may file a petition with the county clerk setting forth that there is a need for an authority to function in the county.

Upon the filing of such a petition the county clerk shall give notice of the time, place, and purposes of a public hearing at which the board of county commissioners will determine the need for an authority in the county.

Such notice shall be given at the county's expense by publishing a notice, at least ten (10) days preceding the day on which the hearing is to be held, in a newspaper having a general circulation in the county or, if there be no such newspaper, by posting such a notice in at least three (3) public places within the county, at least ten (10) days preceding the day on which the hearing is to be held.

Upon the date fixed for said hearing held upon notice as provided herein, an opportunity to be heard shall be granted to all residents and taxpayers of the county and to all other interested persons.

CITY

After such a hearing, the council shall determine: (1) whether unsanitary or unsafe inhabited dwelling accommodations exist in the city and said surrounding area and/or (2) whether there is a lack of safe or sanitary dwelling accommodations in the city and said surrounding area available for the inhabitants thereof.

In determining whether dwelling accommodations are unsafe or unsanitary, the council shall take into consideration the following: the physical condition and age of the building; the degree of overcrowding; the percentage of land coverage; the light and air available to the inhabitants of such dwelling accommodations; the size and arrangement of the rooms; the sanitary facilities; and the extent to which conditions exist in such buildings which endanger life or property by fire or other causes.

If it shall determine that either or both of the above enumerated conditions exist, the council must draft an ordinance authorizing the mayor to appoint five (5) commissioners to act as an authority which said ordinance shall not be effective until it has been approved by a majority vote of the electors within the city limits voting, either at a special or general election.

Said commission shall be a public body and a body corporate and politic upon the completion of the taking of the following proceeding:

COUNTY

After such a hearing, the board of county commissioners shall determine (1) whether unsanitary or unsafe inhabited dwelling accommodations exist in the county, and/or (2) whether there is a lack of safe or sanitary dwelling accommodations in the county available for all the inhabitants thereof.

In determining whether dwelling accommodations are unsafe or unsanitary the board of county commissioners shall take into consideration the following: the physical condition and age of the building; the degree of overcrowding; the percentage of land coverage; the light and air available to the inhabitants of such dwelling accommodations; the size and arrangement of the rooms; the sanitary facilities; and the extent to which conditions exist in such buildings which endanger life or property by fire or other causes.

If it shall determine that either or both of the above enumerated conditions exist, the board of county commissioners need to adopt a resolution so finding (which need not go into any detail other than the mere finding) and shall thereupon appoint, as hereinafter provided, five (5) commissioners to act as an authority.

Said authority shall be a public body and a body corporate and politic upon the completion of the taking of the following proceedings:

CITY

The Commissioners shall present to the Secretary of State an application signed by them, which shall set forth (without any detail other than the mere recital) (1) that a notice has been given and public hearing has been held as aforesaid, that the council made the aforesaid determination after such hearing, and that the mayor has appointed them as Commissioners; (2) the name, and official residence of each of the commissioners, together with a certified copy of the appointment evidencing their right to office, the date and place of induction into and taking oath of office, and that they desire the housing authority to become a public body and a body corporate and politic under this act; (3) the term of office of each of the Commissioners; (4) the name which is proposed for the corporation; and (5) the location of the principle office of the proposed corporation.

The application shall be subscribed and sworn to by each of said Commissioners before an officer authorized by the laws of the State to take and certify oaths, who shall certify upon the application that he personally knows the Commissioners and knows them to be the officers as asserted in the application, and that each subscribed and swore thereto in the officer's presence.

The Secretary of State shall examine the application and if he finds that the name proposed for the corporation is not identical with that of a person or of any other corporation of this state or so nearly similar as to lead

COUNTY

The Commissioners of the Authority shall present to the Secretary of State an application signed by them, which shall set forth (without any detail other than the mere recital) (1) that a notice has been given and public hearing has been held as aforesaid, that the board of county commissioners made the aforesaid determination after such hearing and appointed them as Commissioners; (2) the name, and official residence of each of the Commissioners together with a certified copy of the appointment evidencing their right to office, the date and place of induction into and taking oath of office, and that they desire the Housing Authority to become a public body and a body corporate and politic under this act; (3) the term of office of each of the Commissioners; (4) the name which is proposed for the corporation; and (5) the location of the principle office of the proposed corporation.

The application shall be subscribed and sworn to by each of said commissioners before an officer authorized by the laws of the State to take and certify oaths, who shall certify upon the application that he personally knows the Commissioners and knows them to be the officers as asserted in the application, and that each subscribed and swore thereto in the officer's presence.

The Secretary of State shall examine the application and if he finds that the name proposed for the corporation is not identical with that of a person or of any other corporation of this State or so nearly similar as to lead to confusion and uncertainty he shall

CITY

to confusion and uncertainty he shall receive and file it and shall record it in the appropriate book of records in his office.

When the application has been made, filed and recorded, as herein provided, the Authority shall constitute a public body and a body corporate and politic under the name proposed in the application; the Secretary of State shall make and issue to the said Commissioners a certificate of incorporation pursuant to this act, under the seal of the State, and shall record the same with the application.

The boundaries of such Authority shall include said city and the area within ten (10) miles from the territorial boundaries of said city but in no event shall include the whole or part of any other city unless a resolution shall have been adopted by the governing body of such other city declaring that there is need for such Authority to exercise its powers within that city. In case an area lies within ten (10) miles of the boundaries of more than one city, such area shall be deemed to be within the boundaries of the Authority embracing such area which was first established, all priorities to be determined on the basis of the time of the issuance of the aforesaid certificates by the Secretary of State. No Housing Authority shall operate in any area in which an Authority already established is operating herein. After the creation of an Authority, the subsequent existence within its territorial boundaries of more than one city shall in no way affect the territorial boundaries of such Authority.

COUNTY

receive and file it and shall record it in an appropriate book of records in his office.

When the application has been made, filed and recorded, as herein provided, the Authority shall constitute a public body and a body corporate and politic under the name proposed in the application; the Secretary of State shall make and issue to the said Commissioners, a certificate of incorporation pursuant to this act, under the seal of the State, and shall record the same with the application

The area of operation of such Authority shall include said county, but in no event shall it include any city unless a resolution shall have been adopted by the governing body of the city (and by any Authority which shall have been theretofore established and authorized to exercise its powers in the city) declaring that there is need for the county authority to exercise its powers within that city; provided, however, that such resolution shall not be effective until it has been approved by a majority vote of the electors within the corporate limits of such city or town voting either at a special or general election. If, after the adoption of such resolution or resolutions, an Authority is established for any city within the county, the county authority has no power to initiate any further housing projects within such city without the consent, by resolution, of the governing body thereof and of the Authority established for such city.

CITY

If the council, after a hearing as aforesaid, shall determine that neither of the above enumerated conditions exist, it shall adopt a resolution denying the petition.

After three (3) months shall have expired from the date of the denial of any such petitions, subsequent petitions may be filed as aforesaid and new hearings and determinations made thereon.

In any suit, action or proceedings involving the validity or enforcement of, or relating to any contract of the Authority, the Authority shall be conclusively deemed to have been established in accordance with the provisions of this act upon proof of the issuance of the aforesaid certificate by the Secretary of State.

A copy of such certificate, duly certified by the Secretary of State shall be admissible in evidence in any such suit, action or proceeding, and shall be conclusive proof of the filing and contents thereof.

COUNTY

If the board of county commissioners, after a hearing as aforesaid, shall determine that neither of the above enumerated conditions exist, it shall adopt a resolution denying the petition.

After three (3) months shall have expired from the date of the denial of any such petition, subsequent petitions may be filed as aforesaid and new hearings and determinations made thereon.

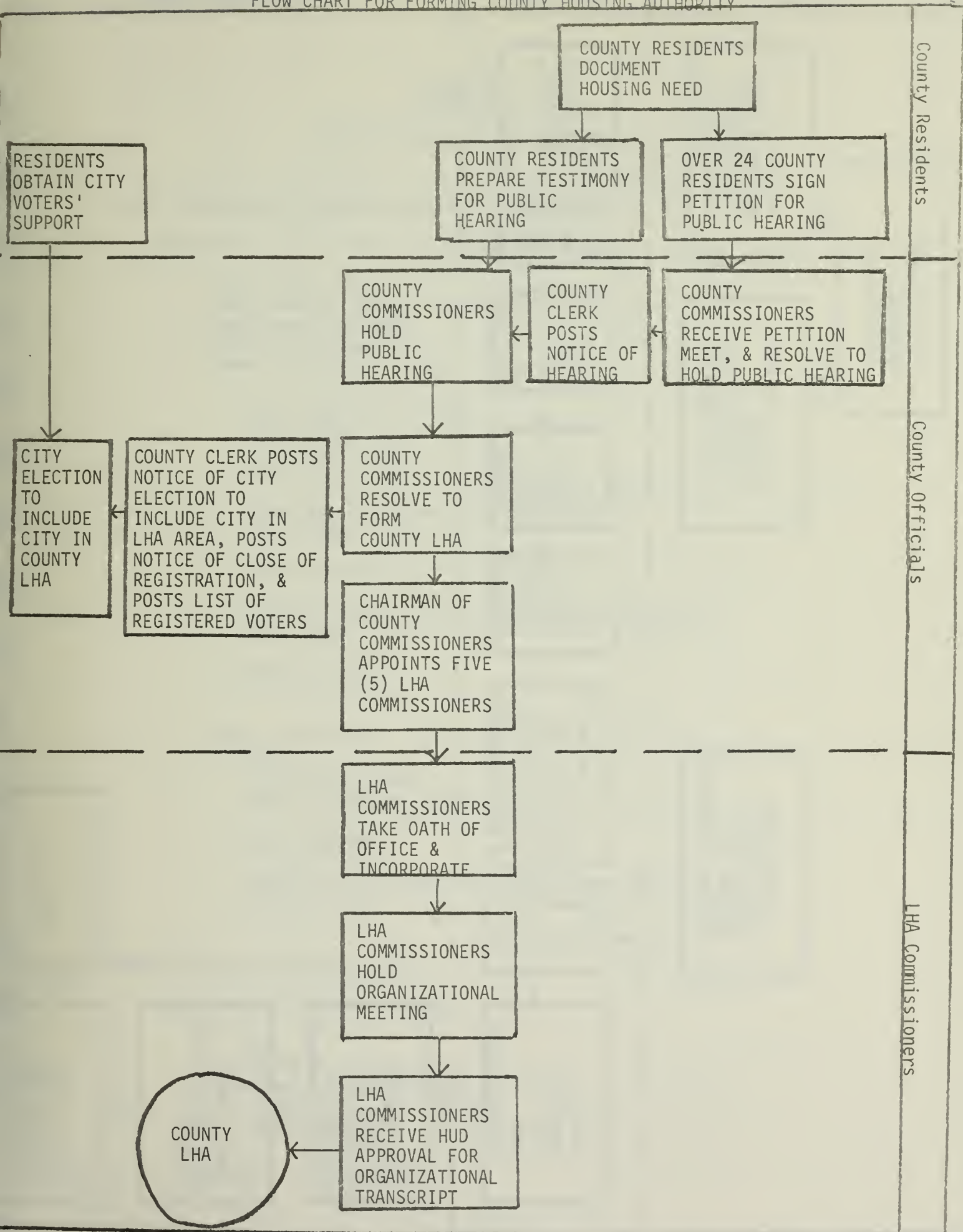
In any suit, action or proceeding involving the validity or enforcement of, or relating to any contract of the Authority, the Authority shall be conclusively deemed to have been established in accordance with the provisions of this act upon proof of the issuance of the aforesaid certificate by the Secretary of State.

A copy of such certificate, duly certified by the Secretary of State, shall be admissible in evidence in any such suit, action or proceeding, and shall be conclusive proof of the filing and contents thereof.

35-110. (5309.10) Cooperation between housing authorities. Any two (2) or more housing authorities may join or cooperate with one another in the exercise of any or all of the powers conferred on such housing authorities for the purpose of financing, planning, undertaking, constructing or operating a housing project or projects located within the area of operation of any one or more of such housing authorities.

APPENDIX E:

FLOW CHART FOR FORMING COUNTY HOUSING AUTHORITY

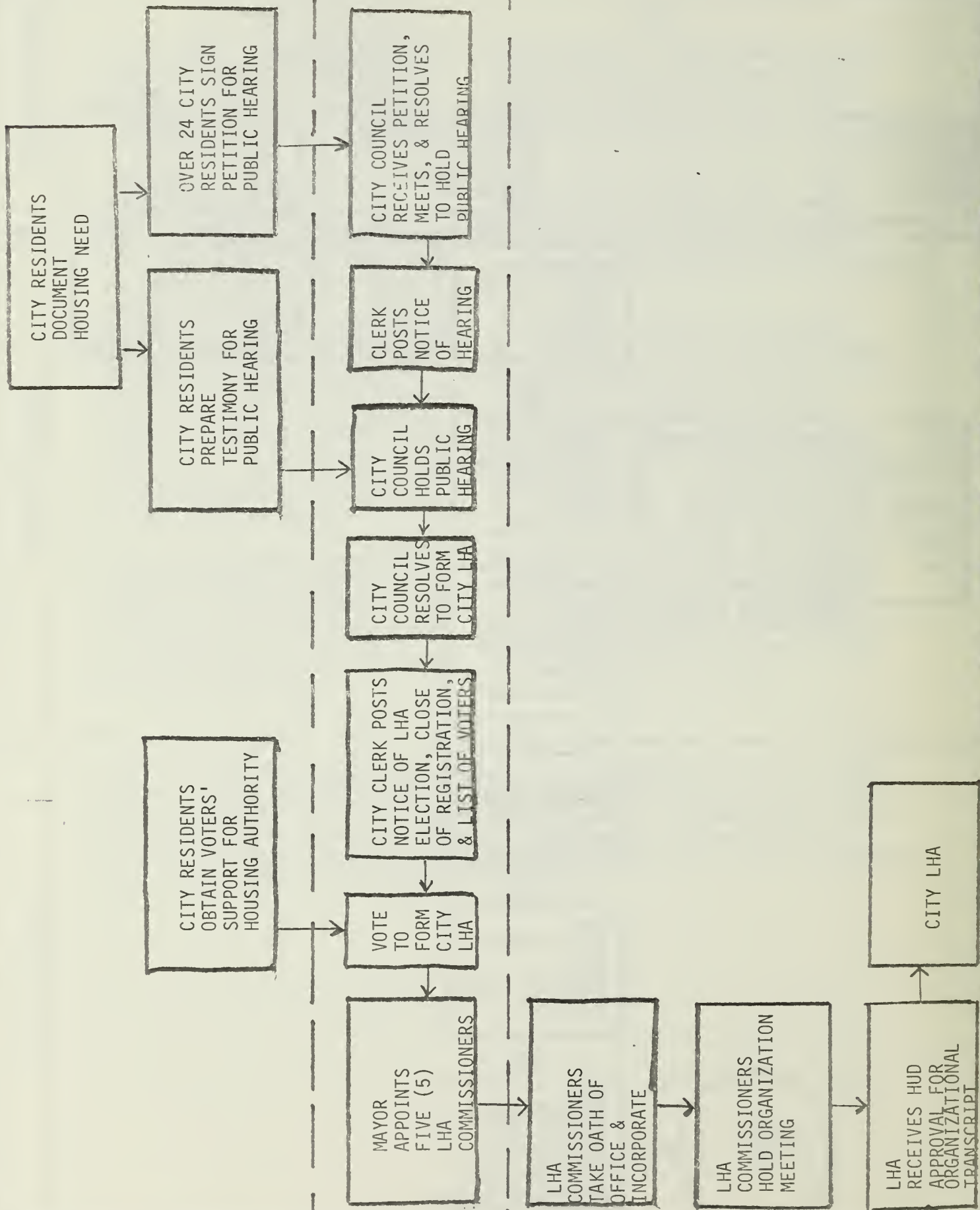


FLOW CHART FOR FORMING CITY HOUSING AUTHORITY

RESIDENTS

OFFICIALS

LHA COMMISSIONERS



APPENDIX G
FURTHER SOURCES OF ASSISTANCE

U. S. Department of Housing and Urban Development

Regional Office of Publically Financed Housing:

HUD, Region VIII
Department of Publically Financed Housing
New Federal Building
1961 Stout Street
Denver, Colorado 80202

Lee R. Buttrill, Chief
Room 13443

(303) 837-4771

Robert D. Leatherman, Attorney-Advisor
Room 14421

(303) 837-4119

Peter A. Downs, Montana Housing Representative
Room 13421

(303) 837-4771

State HUD Office:

HUD
616 Helena Avenue
Helena, Montana 59601

(406) 442-9040

Howard (Tip) O'Neal, Program Representative
Extension 3342

Montana State Government Offices

Comprehensive Health Planning:

CHP
Cogswell Building
Helena, Montana 59601

(406) 449-3121

Planning and Economic Development:

Planning and Economic Development
1722 Ninth Avenue
Helena, Montana 59601

(406) 449-2400

State Economic Opportunity Office:

State Economic Opportunity Office
1230 Eleventh Avenue
Helena, Montana 59601

(406) 449-3420

J. Bentley, Housing Specialist

Local Welfare Offices and Community Action Programs by County

Beaverhead:

Beaverhead County Welfare Department
County Courthouse
Dillon, Montana

(406) 683-2142

Big Horn:

Big Horn County Welfare Department
County Courthouse
Hardin, Montana

(406) 665-1907

Blaine:

Blaine County Welfare Department
County Courthouse
Chinook, Montana

(406) 357-3330

(406) 357-3335

Broadwater:

Broadwater County Welfare Department
County Courthouse
Townsend, Montana

(406) 266-3447

Carbon:

Carbon County Welfare Department
County Courthouse
Red Lodge, Montana

(406) 446-1302

Carter:

Carter County Welfare Department
County Courthouse
Ekalaka, Montana

(406) 775-3251

See Dawson County CAP
(Action for Eastern Montana)

Cascade:

Cascade County Welfare Department
Box 1546
Great Falls, Montana

(406) 761-6605

Opportunities, Incorporated
Box 2532
Great Falls, Montana 59401

(406) 761-0310

Choteau:

Chouteau County Welfare Department
County Courthouse
Fort Benton, Montana

(406) 622-5251

Custer:

Custer County Welfare Department
County Courthouse
Miles City, Montana

(406) 232-1247

See Dawson County CAP
(Action for Eastern Montana)

Daniels:

Daniels County Welfare Department
County Courthouse
Scobey, Montana

(406) 487-2721

See Dawson County CAP
(Action for Eastern Montana)

Dawson:

Dawson County Welfare Department
County Courthouse
Glendive, Montana 59330

(406) 365-4314

Action for Eastern Montana
Dilworth and Ames
Glendive, Montana 59330

(406) 365-3364

Deer Lodge:

Deer Lodge County Welfare Department
County Courthouse
Anaconda, Montana 59711

(406) 563-3448

Mount Powell Economic Council
Box 1420
Anaconda, Montana 59711

(406) 563-3344

Fallon:

Fallon County Welfare Department
County Courthouse
Baker, Montana

(406) 778-2512

See Dawson County CAP
(Action for Eastern Montana)

Fergus:

Fergus County Welfare Department
County Courthouse
Lewistown, Montana

Fergus:

(406) 538-9432

Flathead:

Flathead County Welfare Department
County Courthouse
Kalispell, Montana

(406) 756-4379

Gallatin:

Gallatin County Welfare Department
County Courthouse
Bozeman, Montana

(406) 587-3193

Garfield:

Garfield County Welfare Department
County Courthouse
Jordan, Montana

(406) 435-4797

See Dawson County CAP
(Action for Eastern Montana)

Glacier:

Glacier County Welfare Department
County Courthouse
Cut Bank, Montana

(406) 938-4262

Or

Box 356
Browning, Montana

(406) 338-5131

Golden Valley:

Golden Valley County Welfare Department
County Courthouse
Ryegate, Montana

(406) 568-2231

Granite:

Granite County Welfare Department
County Courthouse
Philipsburg, Montana

(406) 859-3671

See Deer Lodge County CAP
(Mount Powell Economic Council)

Hill:

Hill County Welfare Department
County Courthouse
Havre, Montana 59501

(406) 265-7813 extension 42,43

Hill County Community Action, Incorporated
Box 1509
Havre, Montana 59501

(406) 265-6744

Jefferson:

Jefferson County Welfare Department
County Courthouse
Boulder, Montana

(406) 225-3327

See Lewis and Clark County CAP
(Rocky Mountain Development Council)

Judith Basin:

Judith Basin County Welfare Department
County Courthouse
Stanford, Montana

(406) 566-2461

Lake:

Lake County Welfare Department
County Courthouse
Polson, Montana

(406) 883-2500

Lewis and Clark:

Lewis and Clark County Welfare Department
County Courthouse
Helena, Montana 59601

(406) 442-2020

Rocky Mountain Development Council
Box 721
Helena, Montana 59601

(406) 442-1552

Liberty:

Liberty County Welfare Department
County Courthouse
Chester, Montana

(406) 334-3841

Lincoln:

Lincoln County Welfare Department
County Courthouse
Libby, Montana

(406) 293-4642

Madison:

Madison County Welfare Department
County Courthouse
Virginia City, Montana

(406) 843-5361

McCone:

McCone County Welfare Department
County Courthouse
Circle, Montana

(406) 485-3425

Meagher:

Meagher County Welfare Department
County Courthouse
White Sulpher Springs, Montana

(406) 547-3752

Mineral:

Mineral County Welfare Department
County Courthouse
Superior, Montana

(406) 822-4551

See Missoula County CAP
(Missoula-Mineral Human Resources, Inc.)

Missoula:

Missoula County Welfare Department
County Courthouse
Missoula, Montana 59801

(406) 543-6641

Missoula-Mineral Human Resources, Incorporated
508 Toole Avenue
Missoula, Montana 59801

(406) 728-3710

Musselshell:

Musselshell County Welfare Department
County Courthouse
Roundup, Montana

(406) 323-2101

Park:

Park County Welfare Department
County Courthouse
Livingston, Montana

(406) 222-1173

Petroleum:

Petroleum County Welfare Department
County Courthouse
Winnett, Montana

(406) 429-5555

Phillips:

Phillips County Welfare Department
County Courthouse
Malta, Montana

(406) 654-2252

See Dawson County CAP
(Action for Eastern Montana)

Pondera:

Pondera County Welfare Department
County Courthouse
Conrad, Montana

(406) 278-5222

Powder River:

Powder River County Welfare Department
County Courthouse
Broadus, Montana

(406) 436-2621

See Dawson County CAP
(Action for Eastern Montana)

Powell:

Powell County Welfare Department
County Courthouse
Deer Lodge, Montana

(406) 846-1092

See Deer Lodge County CAP
(Mount Powell Economic Council)

Prairie:

Prairie County Welfare Department
County Courthouse
Terry, Montana

(406) 637-5570

See Dawson County CAP
(Action for Eastern Montana)

Ravalli:

Ravalli County Welfare Department
County Courthouse
Hamilton, Montana

(406) 363-1944

See Deer Lodge County CAP
(Mount Powell Economic Council)

Richland:

Richland County Welfare Department
County Courthouse
Sidney, Montana

(406) 482-2015

See Dawson County CAP
(Action for Eastern Montana)

Roosevelt:

Roosevelt County Welfare Department
County Courthouse
Wolf Point, Montana

(406) 653-1512

See Dawson County CAP
(Action for Eastern Montana)

Rosebud:

Rosebud County Welfare Department
County Courthouse
Forsyth, Montana

(406) 356-2563

or

Box 276
Lame Deer, Montana

(406) 477-6251

See Dawson County CAP
(Action for Eastern Montana)

Sanders:

Sanders County Welfare Department
County Courthouse
Thompson Falls, Montana

(406) 827-3581

Sheridan:

Sheridan County Welfare Department
County Courthouse
Plentywood, Montana

(406) 765-1370

See Dawson County CAP
(Action for Eastern Montana)

Silver Bow:

Silver Bow County Welfare Department
County Courthouse
Butte, Montana 59701

(406) 792-2351

Butte-Silver Bow Anti-Poverty Council, Incorporated
Box 3486
Butte, Montana 59701

(406) 792-7200

Stillwater:

Stillwater County Welfare Department
County Courthouse
Columbus, Montana

(406) 322-5331

Sweet Grass:

Sweet Grass County Welfare Department
County Courthouse
Big Timber, Montana

(406) 932-2566

Teton:

Teton County Welfare Department
County Courthouse
Choteau, Montana

(406) 466-5721

Toole:

Toole County Welfare Department
County Courthouse
Shelby, Montana

(406) 434-2371

Treasure:

Treasure County Welfare Department
County Courthouse
Hysham, Montana

(406) 342-2191

Valley:

Valley County Welfare Department
County Courthouse
Glasgow, Montana

(406) 228-2489

Wheatland:

Wheatland County Welfare Department
County Courthouse
Harlowton, Montana

(406) 632-5611

Wibaux:

Wibaux County Welfare Department
County Courthouse
Wibaux, Montana

(406) 795-2433

See Dawson County CAP
(Action for Eastern Montana)

Yellowstone:

Yellowstone County Welfare Department
Box 2560
Billings, Montana 59101

(406) 252-5181

CAP of Billings and Yellowstone County
2714 Montana Avenue
Billings, Montana 59101

(406) 248-7477

